



13 CRANLEY ROAD

Bangor BT19 7HE

- 3 Bedrooms
- 1+ Reception Room
- Conservatory
- uPVC Double Glazing
- Phoenix Gas Heating System
- Kitchen / Dining Area
- White Bathroom Suite
- Detached Garage
- No Onward Chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		59	74
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £185,000

13 Cranley Road

, Bangor, BT19 7HE



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

14'8" x 12'3" (4.47m x 3.73m)

Open fireplace. Laminated wood floor. 8 Pane double doors into ...

KITCHEN/DINING AREA

18'2" x 11'1" (5.54m x 3.38m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Built-in 5 ring gas hob and oven under. Built-in extractor fan. 1 1/2 tub single drainer stainless steel sink unit with mixer

taps. 8 Downlights. Understairs storage cupboard. 15 Pane double doors into ...

CONSERVATORY

8'4" x 8'1" (2.54m x 2.46m)
Ceramic tiled floor.

STAIRS TO LANDING

Built-in cupboard.

BEDROOM 1

11'11" x 10'3" (3.63m x 3.12m)
Built-in double wardrobe.

BEDROOM 2

10'2" x 9'5" (3.10m x 2.87m)

BEDROOM 3

8'11" x 7'7" (2.72m x 2.31m)
Built-in wardrobe.

BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C. 4 Downlights. Part PVC panelled walls. built-in extractor fan.

OUTSIDE

GARAGE

27'72" x 8'6" (8.23m x 2.59m)

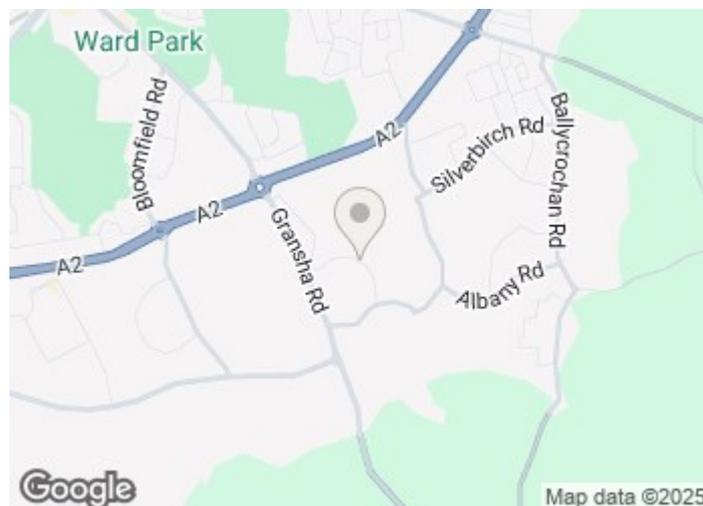
Up and over door. Light and power. Plumbed for washing machine.

FRONT

Garden in lawn.

REAR

Enclosed garden. Tap. Sensor light.

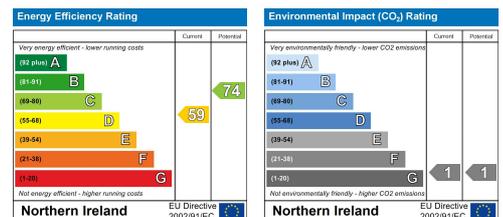


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark