


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

Offers Over £185,000

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, 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)

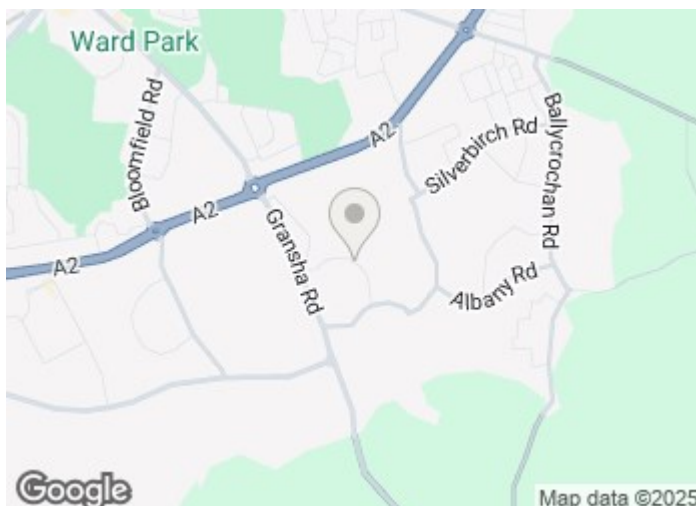
Up and over door. Light and power. Plumbed for washing machine.

FRONT

Garden in lawn.

REAR

Enclosed garden. Tap. Sensor light.



Directions



Floor Plan

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