


46 LINEN ROAD

Bangor BT19 7JJ

- 4 Bedrooms (Ensuite)
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Walnut Kitchen
- White Bathroom Suite
- Handy Wash Room
- Well Presented Throughout

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	78	79
EU Directive 2002/91/EC		

Offers Over £220,000

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, Bangor, BT19 7JJ



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Ceramic tiled floor.

WASH ROOM

Comprising: Wash hand basin with mixer taps and splash back. W.C. Ceramic tiled floor.

LOUNGE

14'8" x 10'3" (4.47m x 3.12m)
Electric wall mounted fire.

KITCHEN/DINING AREA

17'4" x 10'0" (5.28m x 3.05m)
Range of Walnut high and low level cupboards and drawers with roll edge work surfaces. Beko built-in 4 ring gas hob and oven under. Extractor canopy with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit

with mixer taps. Integrated fridge/freezer and Beko washer/dryer. Part tiled walls. Ceramic tiled floor. uPVC double glazed French doors leading to rear.

STAIRS TO LANDING

BEDROOM 1

13'1" x 10'3" (3.99m x 3.12m)

ENSUITE

Comprising: Pedestal wash hand basin with mixer taps. Corner shower with Thermostatic shower over. W.C. Tiled walls and floor. Built-in extractor fan.

FAMILY ROOM

11'8" x 10'3" (3.56m x 3.12m)

BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower

over. Wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 2

12'1" x 10'3" (3.68m x 3.12m)

BEDROOM 3

10'5" x 10'3" (3.18m x 3.12m)

BEDROOM 4

6'9" x 5'1" (2.06m x 1.55m)

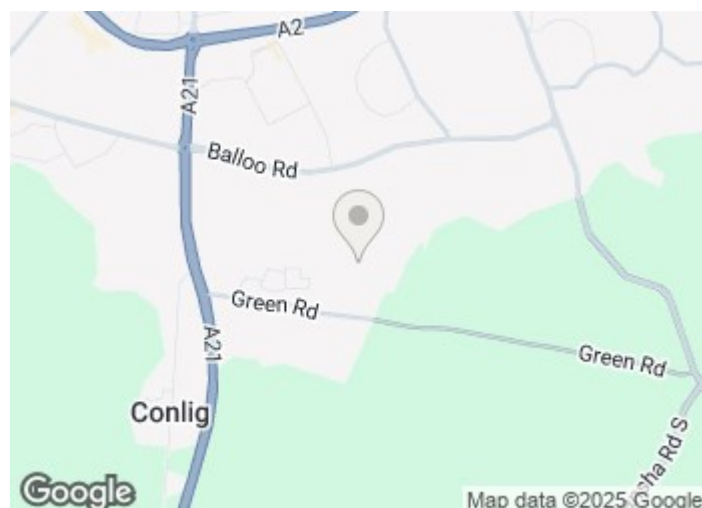
OUTSIDE

FRONT

Garden in lawn.

REAR

Garden with paved patio. Tap and light.



Directions



Floor Plan

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