

17 GRANDMERE PARK

Bangor BT20 5RF

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Maple kitchen
- White Bathroom Suite
- Detached Garage
- Cul De Sac
- Popular Location

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		
	60	67
Northern Ireland	EU Directive 2002/91/EC	

Offers Around £209,950

17 Grandmere Park

, Bangor, BT20 5RF



ACCOMMODATION

uPVC double glazed entrance door with opaque uPVC double glazed side panels into ...

ENTRANCE HALL

Telephone point. Cloaks space. Laminated wooden floor.

LOUNGE

12'6" x 10'11" (3.81m x 3.33m)

FAMILY ROOM/DINING ROOM

20'11" x 9'9" widening to 11'9" at widest pt (6.38m x 2.97m widening to 3.58m at widest pt)

15 Pane glazed door from hall. Open fireplace with cast iron multifuel stove. Slate hearth. Cornice. Beech laminate wooden floor. uPVC French double doors with glazed side panels leading to garden.

KITCHEN

11'4" x 8'7" (3.45m x 2.62m) 15 Pane glazed door from hall. Range of Shaker style maple effect high and low level units with roll edge work surfaces. Stainless steel sink unit with mixer taps. Part tiled walls. Plumbed for washing machine. Built-in 4 ring hob and under oven with integrated extractor fan and light. Laminated wooden floor. Wine rack. 15 Pane glazed door to rear.

FIRST FLOOR

BEDROOM 1

12'0" x 10'0" (3.66m x 3.05m)

BEDROOM 2

10'1" x 9'11" (3.07m x 3.02m)

BEDROOM 3

8'10" x 8'8" (2.69m x 2.64m) Built-in wardrobe. Laminated wooden floor.

BATHROOM

White suite comprising: Panelled bath with Mira electric shower unit over. Vanity unit with wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Chrome heated towel rail.

OUTSIDE

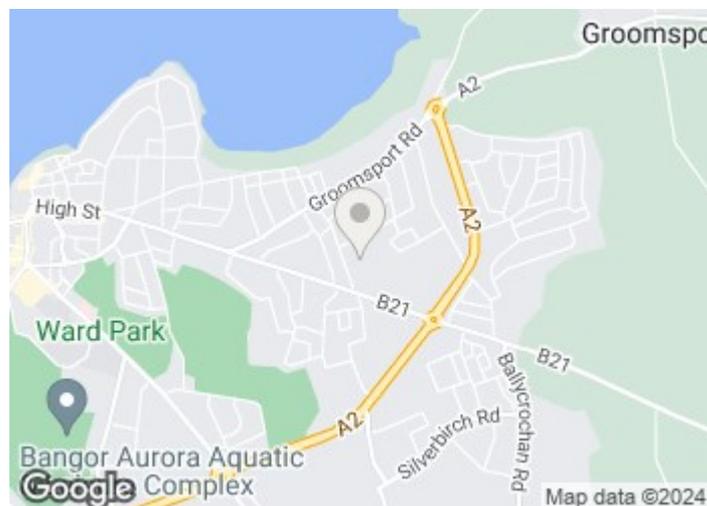
17'0" x 9'1" (5.18m x 2.77m) Electric roller door. Light and power.

FRONT

Garden in lawn with trees and shrubs.

REAR

Rear garden in lawn with shrubs. Boiler house.



Directions



Floor Plan

17, Grandmere Park, BANGOR, BT20 5RF

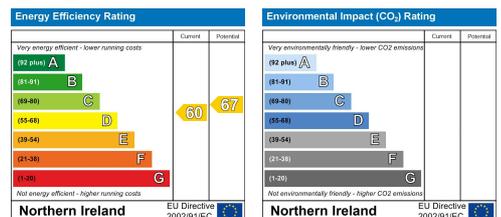


Ground Floor

First Floor

Total Area: 92.2 m² ... 992 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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