



## 12 CRANLEY AVENUE

Bangor BT19 7BY

- 3 Bedrooms
- Lounge / Dining Area
- Conservatory
- Beech Kitchen
- Phoenix Gas Heating System
- uPVC Double Glazing
- Detached Garage
- Cul De Sac
- Immediate Possession

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

**Offers Over £160,000**

# 12 Cranley Avenue

, Bangor, BT19 7BY



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE

14'5" x 11'6" (4.39m x 3.51m)

Mock fireplace with electric fire. Tiled surround and hearth. Mahogany mantel. Laminated wood floor.

## DINING AREA

12'3" x 6'8" (3.73m x 2.03m)

Laminated wood floor.

## STUDY

10'6" x 4'2" (3.20m x 1.27m)

## KITCHEN

10'7" x 8'1" (3.23m x 2.46m)

Range of beech high and low level cupboards and drawers with roll edge

work surfaces. Built-in 4 ring gas hob and oven under. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and integrated dishwasher and fridge/freezer. Laminated wood floor.

## STAIRS TO LANDING

Built-in storage cupboard.

## BEDROOM 1

11'3" x 10'2" (3.43m x 3.10m)

Built-in bedroom furniture.

## BEDROOM 2

10'9" x 10'1" (3.28m x 3.07m)

Built-in wardrobe with sliding doors. Laminated wood floor.

## BEDROOM 3

8'3" x 7'1" (2.51m x 2.16m)

Built-in wardrobe.

## BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Corner shower with Gainsborough electric shower. Pedestal wash hand basin. W.C. Tiled walls. 4 Downlights.

## OUTSIDE

## DETACHED GARAGE

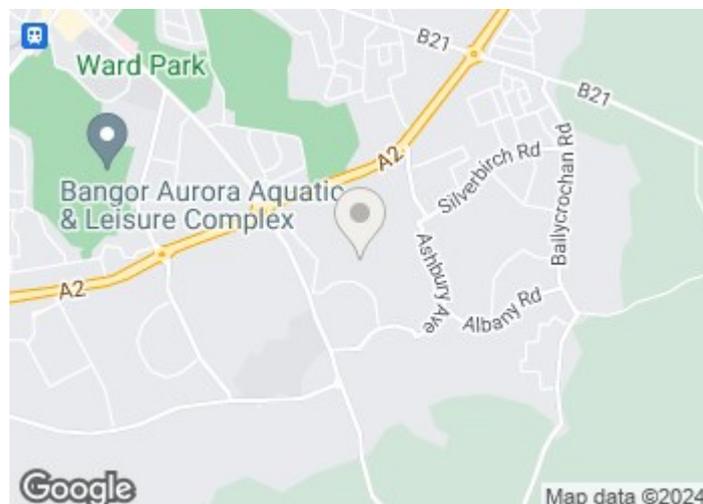
18'3" x 10'8" (5.56m x 3.25m)  
Roller door, light and power.

## FRONT

Garden in lawn.

## REAR

Enclosed garden in lawn. Lights. Hot and cold water taps.

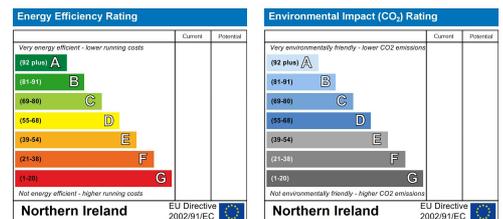


## Directions



# Floor Plan

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