



## 45 RAILWAYVIEW STREET

Bangor BT20 3BY

- 2 Bedrooms / Study
- Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Cream Kitchen
- White Bathroom Suite
- Low Outgoings
- Central Location

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>		37	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £110,000**

# 45 Railwayview Street

, Bangor, BT20 3BY



## ACCOMMODATION

uPVC double glazed entrance door.

## ENTRANCE HALL

## LOUNGE

18'6" x 10'1" (5.64m x 3.07m)  
Open fireplace with back boiler, brick surround and tiled hearth. Laminated wood floor. Understairs storage cupboard.

## KITCHEN

12'9" x 9'2" (3.89m x 2.79m)  
Range of cream high and low level cupboards and drawers

with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Breakfast bar. Plumbed for washing machine. Ceramic tiled floor.

## STAIRS TO LANDING

## BATHROOM

White suite comprising: Panelled bath with thermostatic shower. Pedestal wash hand basin. W.C. Part tiled walls.

## BEDROOM 2

9'2" x 6'3" (2.79m x 1.91m)

## STUDY

7'0" x 6'7" (2.13m x 2.01m)

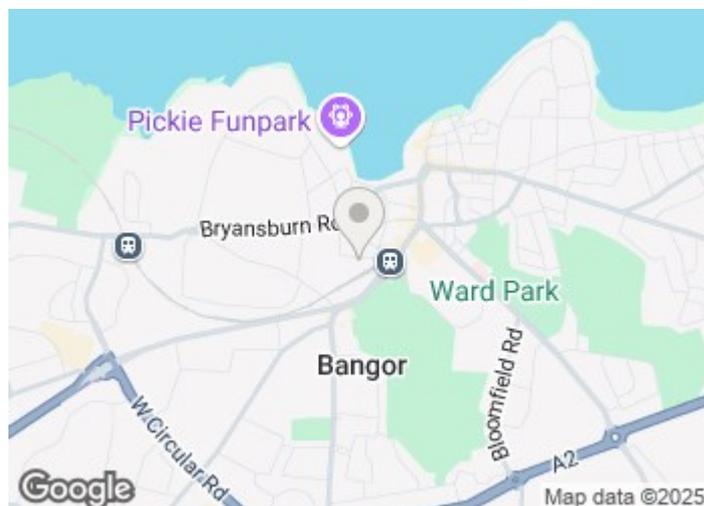
## BEDROOM 1

12'10" x 11'6" (3.91m x 3.51m)  
Laminated wood floor.

## OUTSIDE

## REAR

Enclosed yard. PVC oil tank. Boiler House.



## Directions



# Floor Plan

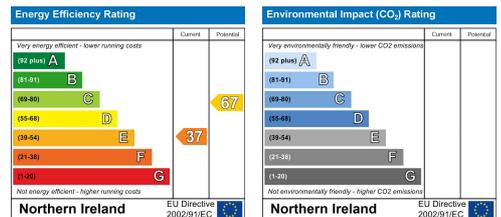


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Total Area: 63.5 m<sup>2</sup> ... 683 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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