



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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)

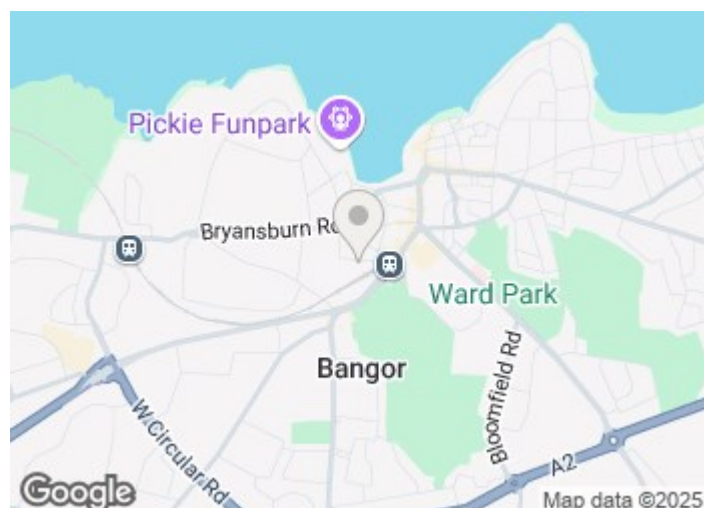
BEDROOM 1

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

OUTSIDE

REAR

Enclosed yard. PVC oil tank. Boiler House.



Directions

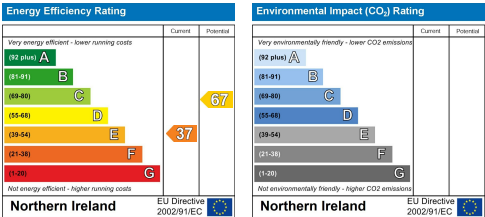


Floor Plan



Total Area: 63.5 m² ... 683 ft²
All measurements are approximate and for display purposes only

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