



30 RANFURLY AVENUE

Bangor BT20 3SJ

- Extended
- 5 Bedrooms (Ensuite)
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Grey Kitchen
- White Bathroom Suite
- Attached Garage
- 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		
	47	62
Northern Ireland		EU Directive 2002/91/EC

Offers Over £565,000

30 Ranfurly Avenue

, Bangor, BT20 3SJ



ACCOMMODATION

Composite entrance door into ...

ENTRANCE PORCH

15 Pane glazed door into

ENTRANCE HALL

Laminated wood floor. Cornice.

FAMILY ROOM

14'0" x 10'9" (4.27m x 3.28m)

Open fireplace with cast iron surround and slate hearth. Cornice. Picture rail.

LOUNGE

24'0" x 10'10" (7.32m x 3.30m)

KITCHEN

19'7" x 12'6" (5.97m x 3.81m)

Range of grey high and low level cupboards and drawers with Quartz work surfaces. Built-in Airforce Induction hob and Nordmende double oven. Integrated fridge and freezer. Stainless steel sink unit with mixer taps. 10 Downlights. Walk-in larder. Integrated dishwasher.

WASH ROOM

Comprising: Wash hand basin with splash back. W.C. Plumbed for washing machine. Built-in extractor fan.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

13'2" x 12'4" (4.01m x 3.76m)

Built-in double wardrobe.

ENSUITE

Comprising: Shower cubicle with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan. Black towel rail.

BEDROOM 2

10'11" x 10'10" (3.33m x 3.30m)

BEDROOM 3

10'11" x 9'5" (3.33m x 2.87m)

BEDROOM 4

10'10" x 8'7" (3.30m x 2.62m)

BEDROOM 5/STUDY

6'10" x 6'10" (2.08m x 2.08m)

BATHROOM

White suite comprising: Panelled bath with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor.

OUTSIDE

ATTACHED GARAGE

19'10" x 9'2" (6.05m x 2.79m)

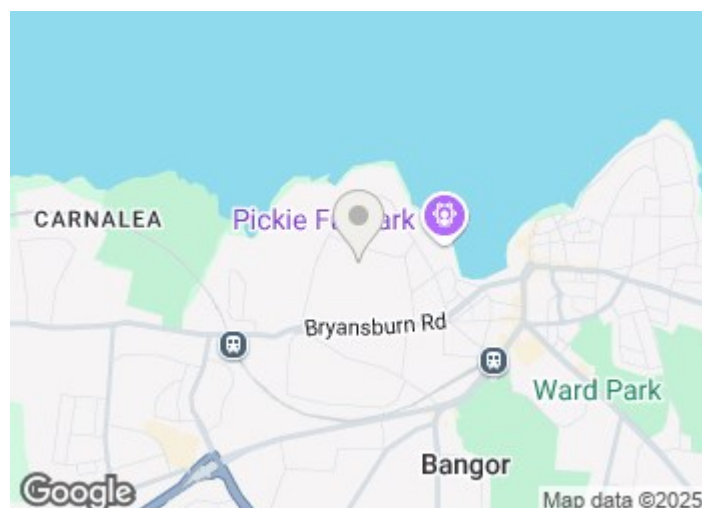
Roller door. Light and power.

FRONT

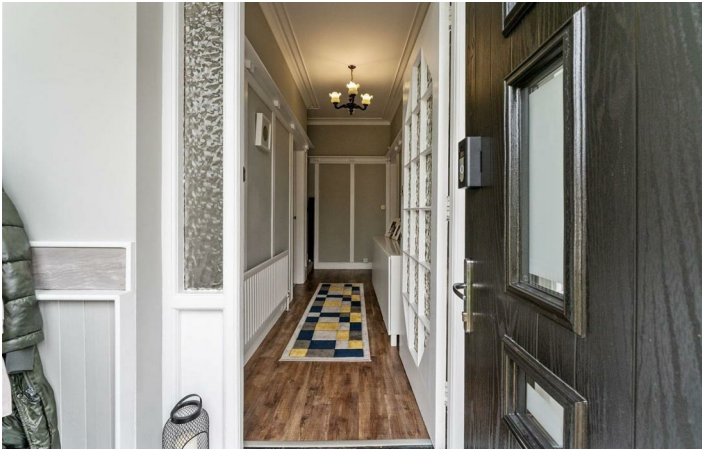
Garden in pavestones with hedges. Sensor Light.

REAR

Enclosed garden in artificial grass. Paved patio. Boiler house with oil fired boiler and Pressure tank. Tap. Lights.



Directions



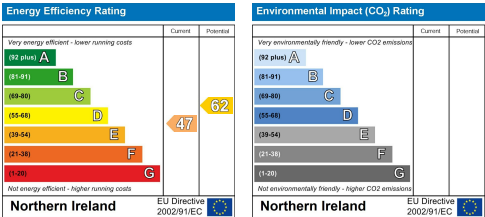
Floor Plan

30, Ranfurly Avenue, BANGOR, BT20 3SJ



Total Area: 141.7 m² ... 1525 ft² (excluding garage)
All measurements are approximate and for display purposes only

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