



## 2 CHURCH VIEW COTTAGES

Bangor BT20 3EJ

- Town House
- 3 Bedrooms
- Spacious Lounge
- Beech Kitchen
- Double Glazing
- Oil Fired Heating System
- White Bathroom Suite
- Small Development
- No Onward Chain

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>	69	80
EU Directive 2002/91/EC		

**Offers Over £155,000**

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### ACCOMMODATION

Entrance door into ...

### ENTRANCE PORCH

### LOUNGE

16'7" x 10'4" (5.05m x 3.15m)

Open fireplace with slate surround and hearth.

### INNER HALL

Built-in cloaks cupboard.

Laminated wood floor.

### KITCHEN

16'7" x 10'5" widening to 16'7" (5.05m x 3.18m widening to 5.05m)

Range of beech high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring hob and oven under. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher and washing machine. Laminated wood floor. Oil fired boiler.

### STAIRS TO LANDING

### BEDROOM 1

16'7" x 10'4" (50.90m x 3.15m)

### BEDROOM 2

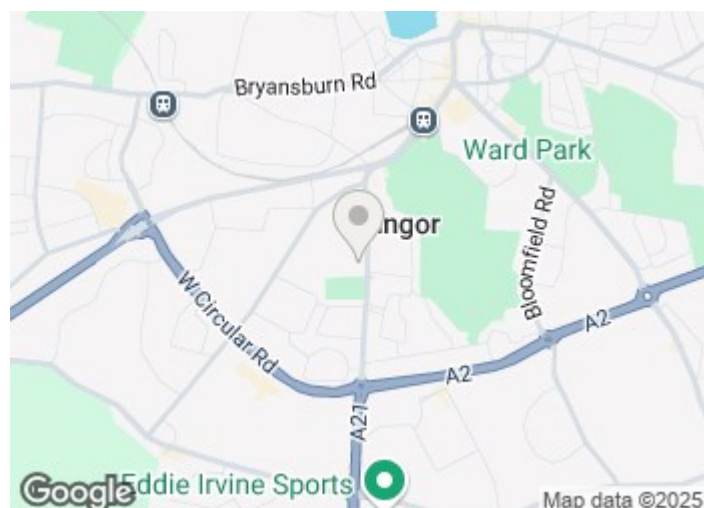
10'5" x 8'6" (3.18m x 2.59m)

### BEDROOM 3

7'8" x 7'3" (2.34m x 2.21m)

### BATHROOM

White suite comprising: Pine panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Built-in extractor fan.



### Directions





Floor Plan

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