

81 BRYANSBURN ROAD

Bangor BT20 3SD

- 3 Bedrooms
- 2 Reception Rooms
- Oil Fired Heating System
- Oak Kitchen
- White Bathroom Suite
- Large South Facing Rear Garden
- Excellent Potential
- No Onward Chain
- Handy Location

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	36	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £250,000

81 Bryansburn Road

, Bangor, BT20 3SD



ACCOMMODATION

COVERED PORCH

Light. Half opaque glazed door into ...

ENTRANCE HALL

Wal-in cloak room. Cornice. Picture rail.

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer tap. W.C. Tiled walls. Ceramic tiled floor. PVC ceiling with 2 downlights.

LOUNGE

17'5" into bay x 13'10" (5.31m into bay x 4.22m) Open fireplace with tiled surround and hearth with oak mantel. Cornice. Picture rail.

DINING ROOM

13'11" x 13'10" into bay (4.24m x 4.22m into bay) Open fireplace with tiled surround and hearth, oak mantel. Cornice. Picture rail.

KITCHEN

11'3" x 11'3" (3.43m x 3.43m) Range of oak high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Oil fired boiler. Xpelair built-in extractor fan . Part tiled walls. Ceramic tiled floor. Pine ceiling.

UTILITY ROOM

7'5" x 5'1" (2.26m x 1.55m) Plumbed for washing machine. Ceramic tiled floor.

STAIRS TO LANDING

Built-in hotpress with lagged copper cylinder and immersion heater.

BEDROOM 1

14'10" x 13'11" (4.52m x 4.24m)

BEDROOM 2

13'11" x 13'10" into bay (4.24m x 4.22m into bay) Picture rail.

BEDROOM 3

11'4" x 11'4" (3.45m x 3.45m) Picture rail.

BATHROOM

White suite comprising: Free standing bath with Mira electric shower. Pedestal wash hand basin. Panelled walls and ceiling.

SEPARATE W.C.

High flush W.C. Wash hand basin.

OUTSIDE

DETACHED GARAGE

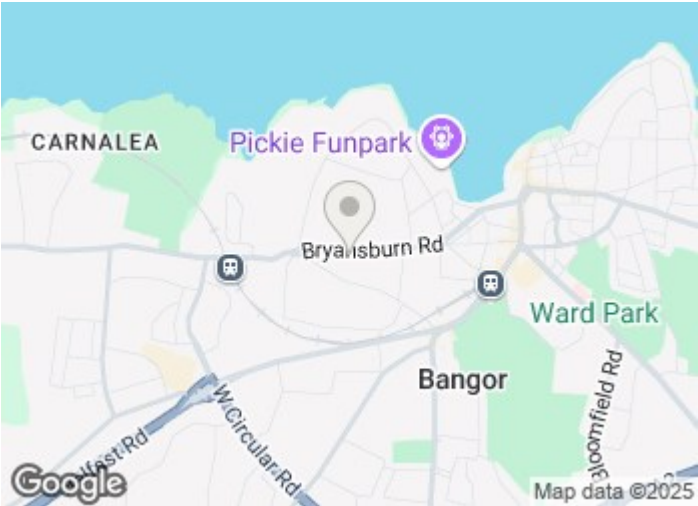
19'10" x 7'11" (6.05m x 2.41m) Up and over door.

FRONT

Garden in lawn with trees and shrubs.

REAR

Enclosed garden in lawn. Light. Tap. PVC oil tank. 2 Outhouses.



Directions



Floor Plan

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