

## 2 CHURCH DRIVE

Bangor BT20 3EE

- Conservatory
- 3 Bedrooms
- Lounge
- Kitchen / Dining Area
- Phoenix Gas Heating System
- uPVC Double Glazing
- White Bathroom Suite
- 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 |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

**Offers Over £170,000**

## 2 Church Drive , Bangor, BT20 3EE



### ACCOMMODATION

uPVC double glazed entrance door with opaque uPVC double glazed side panels into ...

### ENTRANCE HALL

Laminated wood floor.

### LOUNGE

12'7" x 12'0" (3.84m x 3.66m)  
Open fireplace with multi-fuel stove with reclaimed brick surround and raised tiled hearth. Laminated wood floor. 8 Pane double doors into ...

### KITCHEN/DINING AREA

18'11" x 8'0" (5.77m x 2.44m)  
Range of white high and low level

cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. uPVC double glazed French doors leading to ...

### CONSERVATORY

14'0" x 7'5" (4.27m x 2.26m)  
6 Downlights. Ceramic tiled floor.

### STAIRS TO LANDING

### BEDROOM 1

11'72 x 9'8" (3.35m x 2.95m)

### BEDROOM 2

9'6" x 9'1" (2.90m x 2.77m)

### BEDROOM 3

8'11" x 8'1" (2.72m x 2.46m)

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Corner shower with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. wW.C. Tiled walls. PVC ceiling with 3 Downlights.

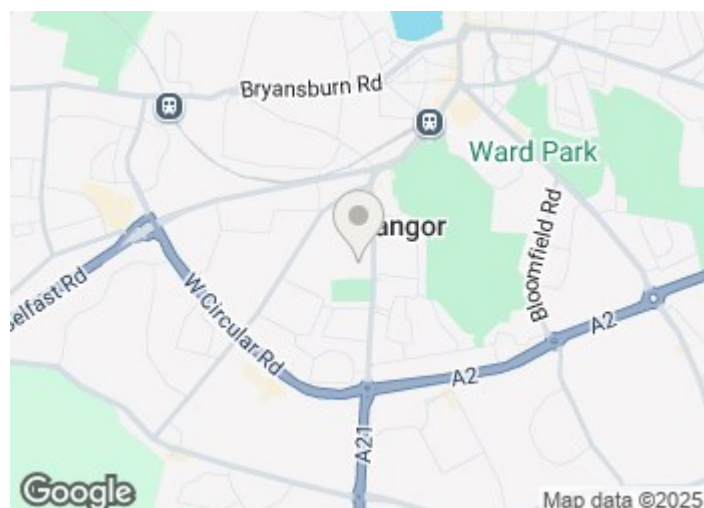
### OUTSIDE

### FRONT

Garden.

### REAR

Garden.



### Directions





Floor Plan

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