



## 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>	69	72
(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.

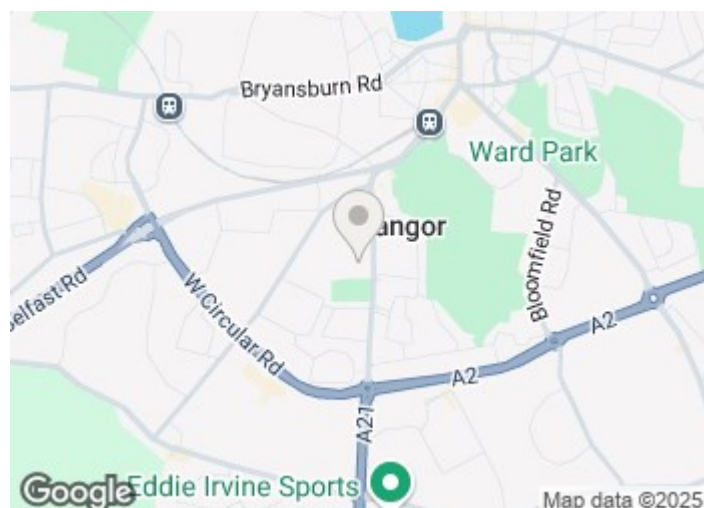
### OUTSIDE

### FRONT

Garden.

### REAR

Garden.



### Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

