



## 30 FAULKNER ROAD

Bangor BT20 3FA

- Well Presented Throughout
- 2 Bedrooms ( Dressing Room )
- Spacious Living Open Plan To Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- Grey Kitchen
- White Bathroom Suite
- Secure Complex

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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 £145,000**

# 30 Faulkner Road

, Bangor, BT20 3FA



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Laminated wood floor. Built-in storage cupboard.

## LOUNGE

18'1" x 12'8" (5.51m x 3.86m)

Laminated wood floor. uPVC double glazed French doors. Open plan to ...

## KITCHEN

7'6" x 5'10" (2.29m x 1.78m)

Range of grey high and low level cupboards and drawers

with roll edge work surfaces.

Built-in stainless steel gas 4 ring hob and oven under.

Extractor hood with integrated fan and light. Integrated washer/dryer and fridge/freezer. Part tiled walls. Ceramic tiled floor.

## BEDROOM 1

11'1" x 10'3" (3.38m x 3.12m)

## BEDROOM 2

11'4" x 9'7" (3.45m x 2.92m)

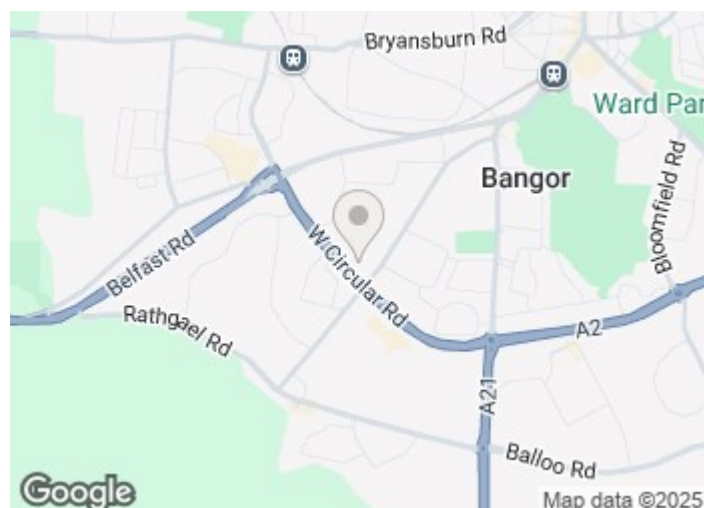
Range of built-in wardrobes.

## SHOWER ROOM

White suite comprising: Walk-in shower with Thermostatic shower and Drencher. Wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Heated towel rail. Built-in extractor fan.

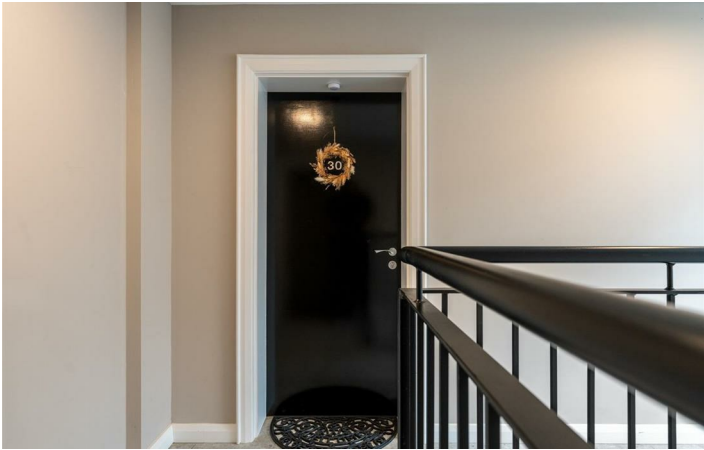
## PLEASE NOTE

Management Charge: Approximately £774.00 per annum as at 20.01.2025



## Directions





Floor Plan

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