



86 BLOOMFIELD ROAD

Bangor BT20 4XA

- Uniquely Positioned End of Terrace
- 3 Bedrooms & 1+ Reception
- Walnut Effect Kitchen
- Well Appointed White 3 Piece Bathroom
- Double Glazing
- Oil Fired Central Heating System
- Well Tended Front & Rear Gardens
- Pleasing Open Aspect Outlook to front.

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

Offers Around £127,500

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, Bangor, BT20 4XA



ACCOMMODATION

uPVC double glazed composite door with attractive opaque and decorative double glazed inset.

ENTRANCE HALL

Wooden laminate flooring. Double panel radiator.

LOUNGE

15'0" max x 12'6"max (4.57m max x 3.81mmax) Feature 4 pane opaque single glazed internal door from hall. Raised wall mounted electric fire. White uPVC double glazed windows. 2 Double panel radiators.

KITCHEN/DINING AREA

16'1" max x 8'4" max (4.90m max x 2.54m max) Feature 4 pane opaque single glazed internal door from lounge. Wide range of high and low level walnut effect units with roll edge work surfaces. Stainless steel sink unit with mixer tap. Glazed display cabinet. Concealed lighting. Integrated 4 ring gas hob and electric oven. Extractor fan. Free standing microwave. Plumbed for washing machine. Tile effect wooden laminate flooring. Part tiled walls

behind hob. Ceiling downlighters. Double panel radiator. Spacious adjacent understairs cloak room/store. White uPVC double glazed windows and rear door.

STAIRS TO FIRST FLOOR LANDING

Access to roofspace.

BEDROOM 1 (Front)

14'0" max x 8'9" max (4.27m max x 2.67m max) White uPVC double glazed windows. Double panel radiator.

BEDROOM 2 (Rear)

9'3" x 8'6" (2.82m x 2.59m) White uPVC double glazed windows. Single panel radiator.

"L" SHAPPED BEDROOM 3 (Front)

10'10" max x 6'7" max (3.30m max x 2.01m max) White uPVC double glazed windows. Single panel radiator. Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

BATHROOM

White suite comprising: Panelled bath with mixer taps, Mira Sprint shower over, shower

screen. Pedestal wash hand basin with mixer tap. Low flush W.C. Tiled floor. Part tiled walls. Wall mounted heated towel rail. Ceiling downlighters. White uPVC double glazed window.

FRONT

Garden laid in lawn with concrete path.

ENCLOSED REAR

Mostly paved. Security light point. Outside tap. Boiler house with oil fired boiler. PVC oil tank. Garden store.

PLEASE NOTE

The Vendor is an employee of Ulster Property Sales.



Directions



Floor Plan

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