


7 LARAGH PARK

Bangor BT20 4PZ

- 3 Bedrooms
- Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Cream Kitchen
- White Bathroom Suite
- Attached Garage
- Cul De Sac

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 Over £250,000

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, Bangor, BT20 4PZ



ACCOMMODATION

Composite entrance door into ...

ENTRANCE HALL

Laminated wood floor. 3 Downlights. Built-in cloaks cupboard. Built-in hotpress with lagged copper cylinder and immersion heater.

LOUNGE/DINING AREA

22'11" x 12'10" widening to 16'5" (6.99m x 3.91m widening to 5.00m) Open fireplace with back boiler, tiled surround and hearth. Cornice.

KITCHEN

11'10" x 9'11" (3.61m x 3.02m) Range of cream high and low level cupboards and drawers with oak roll edge work surfaces. Built-in Teka stainless steel 5 ring gas hob and Candy oven. Teka extractor canopy with

integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. 6 Downlights.

BEDROOM 1

12'11" x 11'11" (3.94m x 3.63m) Built-in double wardrobe.

BEDROOM 2

11'7" x 9'7" (3.53m x 2.92m) Built-in double wardrobe.

BEDROOM 3 / FAMILY ROOM

11'11" x 7'11" (3.63m x 2.41m)

BATHROOM

Comprising: Panelled bath with mixer tap and telephone shower attachment. Corner shower with Mira Vie electric shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Chrome heated towel rail. 4 Downlights.

OUTSIDE

ATTACHED GARAGE

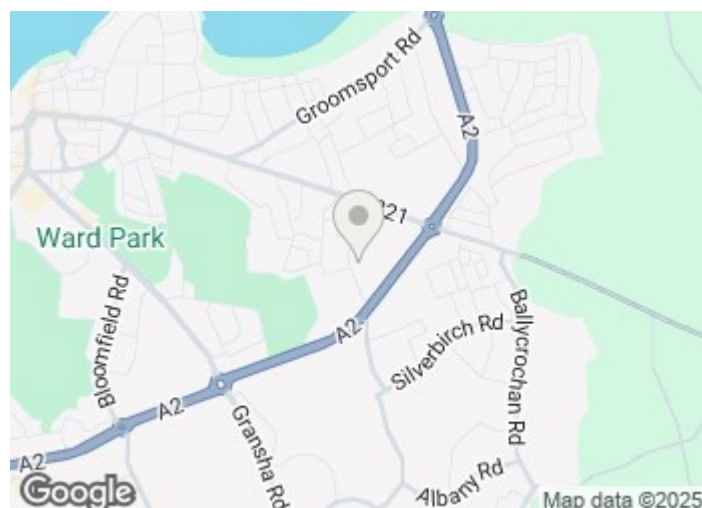
16'8" x 11'0" (5.08m x 3.35m) Roller door. Light and power. Oil fired boiler. Plumbed for washing machine.

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in lawn with hedges and shrubs. Paved patio. Summer house. Garden shed. PVC oil tank. Tap. Lights.



Directions



Floor Plan

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