



## 9 BALLYCROCHAN AVENUE

Bangor BT19 7LA

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*Offers Around*

**£399,950**



HOUSE -  
DETACHED  
Add Text Here

| 4  | 2  | 3 

KEY FEATURES

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ROOM DETAILS

Front Door	Kitchen with Casual Dining Area	Ensuite
Enclosed Entrance Porch	20'9" x 10'5"	Bedroom 2
Reception Hall	Utility Room	11'2" x 10'4"
Downstairs WC	Sunroom	Bedroom 3
Living Room	12' x 11'10"	11'9" x 9'3"
15'7" x 14'10"	Stairs to First Floor	Bedroom 4
Dining or Family Room	Landing	11'6" x 10'
11' x 10'5"	Bedroom 1	Bathroom
	15'7" x 13'2"	Outside



## DIRECTIONS

Heading out of Bangor, along Ballycrochan Road, at the mini roundabout continue straight on and take the first on your right into Ballycrochan Avenue.



## THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.



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		
	70	81
Northern Ireland		EU Directive 2002/91/EC

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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