



## 23 BALLYGOWAN GARDENS

Bangor BT19 1QG

- 3 Bedrooms
- Spacious Lounge
- Cream Kitchen
- uPVC Double Glazing
- Oil Fired Heating System
- White Shower Room
- Open Aspect To Front
- No Onward Chain

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	54	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £115,000**

# 23 Ballygowan Gardens

, Bangor, BT19 1QG



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Solid oak wood floor. Part pine panelled walls.

## LOUNGE

14'2" x 13'10" (4.32m x 4.22m)  
Solid oak wood floor.

## KITCHEN

10'7" x 10'2" (3.23m x 3.10m)  
Range of cream high and low level cupboards and drawers with oak effect roll edge work surfaces. Built-in Neff 4 ring hob and Logik oven under. Extractor canopy with integrated fan and light. Single

drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Ceramic tiled floor. 4 Downlights,

## REAR PORCH

## STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and immersion heater. Part pine panelled walls.

## BEDROOM 1

10'8" x 10'6" (3.25m x 3.20m)  
Built-in wardrobe. Laminated wood floor. Pine ceiling.

## BEDROOM 2

12'4" x 8'8" (3.76m x 2.64m)  
Built-in wardrobe. Laminated wood floor. Pine ceiling.

## BEDROOM 3

Built-in wardrobe. Laminated wood floor.

## SHOWER ROOM

Corner shower with Triton electric shower. Vanity unit with inset wash hand basin and mixer tap. W.C. PVC panelled walls and ceiling. Ceramic tiled floor. 2 Downlights.

## OUTSIDE

## FRONT

Garden in lawn.

## REAR

Enclosed garden in pavestones. PVC oil tank. Boiler house.

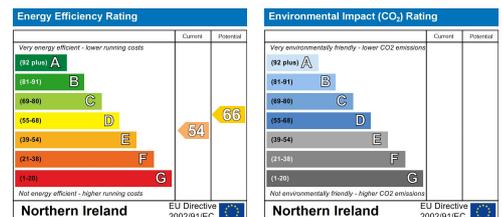


## Directions



# Floor Plan

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