



22 BALLYREE DRIVE

Bangor BT19 7RQ

- End Terrace
- 3 Bedrooms
- Spacious Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Handy Location
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £110,000

22 Ballyree Drive

, Bangor, BT19 7RQ



ACCOMMODATION

Hardwood entrance door into ...

LOUNGE

19'6" x 11'8" (5.94m x 3.56m)

Laminated wood floor. Open fireplace with gas fire, slate surround and hearth with pine mantel. 8 Pane double doors into ...

KITCHEN

19'7" x 9'4" (5.97m x 2.84m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces. 11/2 tub single drainer stainless steel sink unit with mixer taps. Extractor canopy

with integrated fan and light. Plumbed for washing machine. Part tiled walls. 8 Downlights.

STAIRS TO LANDING

BEDROOM 1

11'8" x 8'9" (3.56m x 2.67m)
Built in wardrobe.

BEDROOM 2

10'6" x 9'10" (3.20m x 3.00m)
Built in wardrobe.

BEDROOM 3

9'5" x 7'4" at widest points (2.87m x 2.24m at widest points)
Built in wardrobe.

BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower attachment. Electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. 4 Downlights. Chrome heated towel rail.

OUTSIDE

FRONT

Garden in lawn.

REAR

Enclosed garden in pavestones. Sensor light. Tap. Outside power.



Directions



Floor Plan

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