

## 2 ASHLEY DRIVE

Bangor BT20 5RH

- 3 Bedrooms
- Lounge
- White Gloss Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Attached Garage
- Well Presented Throughout.
- Popular Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	68	71
EU Directive 2002/91/EC		

**Offers Over £225,000**

## 2 Ashley Drive , Bangor, BT20 5RH



### ACCOMMODATION

Opaque uPVC double glazed entrance door into ...

### ENTRANCE HALL

Ceramic tiled floor.

### LOUNGE

13'8" x 11'11" (4.17m x 3.63m)

Open fireplace with tiled surround and hearth. Laminated wood floor.

### KITCHEN

14'5" x 7'10" (4.39m x 2.39m)

Open plan to dining area. Range of white gloss high and low level cupboards and drawers with roll edge butcher block work surfaces.

Built-in gas hob and oven under. Extractor hood with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Concealed lighting. Laminated wood floor.

### STAIRS TO LANDING

#### BEDROOM 1

13'9" x 10'2"

Built-in wardrobe.

#### BEDROOM 2

10'2" x 9'9" (3.10m x 2.97m)

#### BEDROOM 3

10'7" x 7'10" (3.23m x 2.39m)  
Built-in wardrobe.

### BATHROOM

White suite comprising: Panelled bath with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Panelled walls. 4 Downlights. Built-in extractor fan.

### OUTSIDE

#### ATTACHED GARAGE

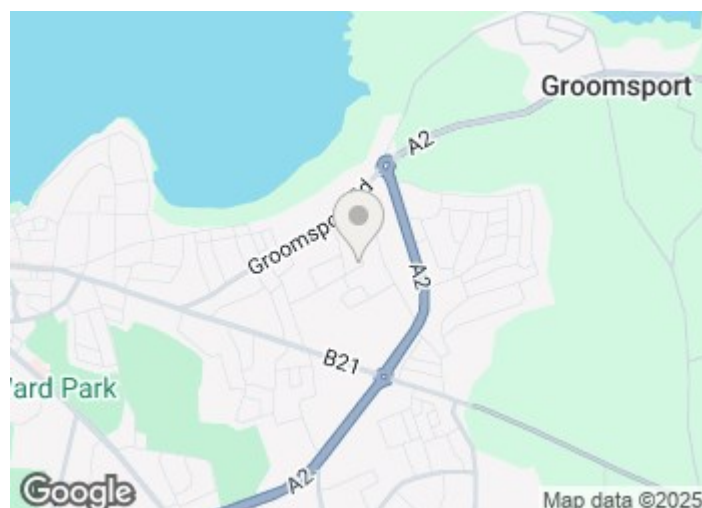
14'8" x 7'6" (4.47m x 2.29m)  
Electric roller door.

#### FRONT

Garden in lawn. Light.

#### REAR

Garden in lawn. 2 Outhouses.



### Directions





Floor Plan

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