

25 BALLYMACORMICK AVENUE

Bangor BT19 6AY

- 3 Bedrooms
- Lounge / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Gloss Kitchen
- Newly Fitted Shower Room
- Attached Garage
- Spacious Site
- Well Presented Throughtout
- Popular Location

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	59	67
		EU Directive 2002/91/EC

Offers Over £299,950

25 Ballymacormick Avenue

, Bangor, BT19 6AY



ACCOMMODATION

ENTRANCE HALL

uPVC double glazed entrance door and side panel. Solid oak wood floor. Half panelled walls. 4 Downlights. Built-in cloaks cupboard.

LOUNGE / DINING AREA

22'1" x 12'6" (6.73m x 3.81m)

Open fireplace with granite inset and hearth with wooden surround. Solid oak wood floor. uPVC double glazed French doors to rear.

KITCHEN

11'5" x 9'11" (3.48m x 3.02m)

Range of white gloss high and low level cupboards and drawers with

granite work surfaces incorporating unit display cabinets. Built-in Fisher & Paykel gas 5 ring hob and double oven. 1 1/2 tub single drainer sink unit with mixer tap. Ceramic tiled floor. 8 Downlights.

BEDROOM 1

11'8" x 10'0" (3.56m x 3.05m)

Double built-in wardrobe with mirrored sliding doors.

BEDROOM 2

10'11" x 9'11" (3.33m x 3.02m)

Built-in sliderobes.

BEDROOM 3

9'3" x 6'11" (2.82m x 2.11m)

Built-in wardrobe.

SHOWER ROOM

Walk-in shower with thermostatic shower and drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Tiled walls. Ceramic tiled floor. Built-in storage cupboard. Chrome heated towel rail. 3 Downlights.

OUTSIDE

ATTACHED GARAGE

22'11" x 9'10" (6.99m x 3.00m)

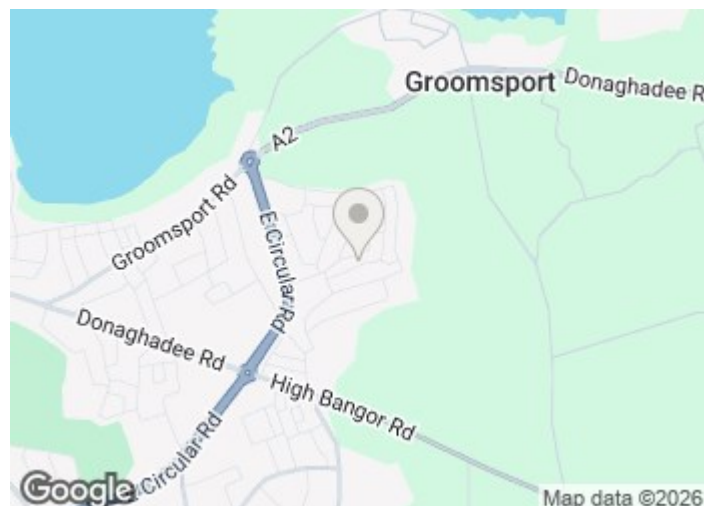
Roller door. Light and power. Plumbed for washing machine.

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in lawn with shrubs. Paved patio. Light. Tap.



Directions



Floor Plan

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