



## 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 Throughout
- 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	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
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

### SHOWER ROOM

granite work surfaces incorporating unit display cabinets. Built-in Fisher & Paykel gas 5 ring hob and double oven. 11/2 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.

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

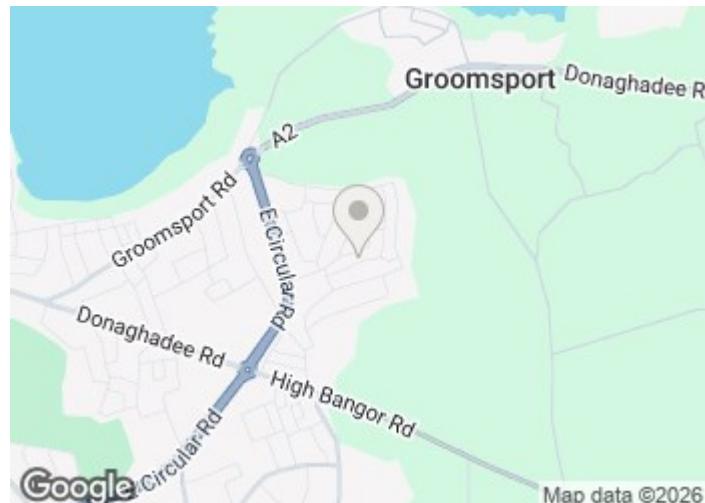
22'11" x 9'10" (6.99m x 3.00m) Roller door. Light and power. Plumbed for washing machine.

### FRONT

Garden in lawn with shrubs.

### REAR

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



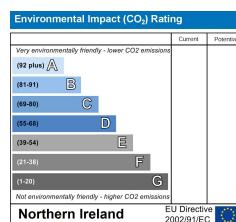
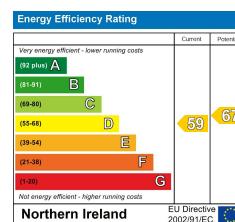
## Directions





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark