



12 ASHLEY GARDENS

Bangor BT20 5RJ

- 4 Bedrooms (Ensuite)
- 2 Reception Rooms
- Conservatory
- Oak Kitchen
- White Bathroom Suite
- Downstairs Shower Room
- Mature Rear Garden
- Popular Location
- 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £300,000

12 Ashley Gardens

, Bangor, BT20 5RJ



ACCOMMODATION

15 Pane half glazed door into ...

ENTRANCE PORCH

Opaque uPVC double glazed entrance door into ...

ENTRANCE HALL

Cloak room. Cornice. Dado.

LOUNGE

15'2" x 12'2" into bay (4.62m x 3.71m into bay)
Open fireplace with tiled surround and hearth. Cornice. Picture rail.

BEDROOM 1

12'10" x 12'2" (3.91m x 3.71m)
Cornice. Picture rail.

BEDROOM 2

12'2" x 10'11" (3.71m x 3.33m)
Picture rail.

BEDROOM 3

12'3" x 8'10" (3.73m x 2.69m)
Picture rail.

FAMILY/DINING ROOM

17'5" x 12'2" (5.31m x 3.71m)
Open fireplace with multi-fuel stove, brick effect tiled surround and slate hearth with oak mantel. Cornice. Picture rail. uPVC double glazed patio door into ...

CONSERVATORY

13'0" x 7'10" (3.96m x 2.39m)

KITCHEN

10'3" x 9'1" (3.12m x 2.77m)
Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in AEG 4 ring hob and Beko double oven. Extractor hood with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Part tiled walls. Pine ceiling.

SHOWER ROOM

Comprising: Tiled shower cubicle with Briston electric shower. Pedestal wash hand basin. W.C. Part pine panelled walls and pine ceiling.

FIXED STAIRCASE TO LANDING

BEDROOM 4

12'1" widening to 18'0" x 12'11" (3.68m widening to 5.49m x 3.94m)
Double glazed Velux window.

ENSUITE

Comprising: Tiled shower cubicle with Mira electric shower. Pedestal wash hand basin. W.C.

STUDY

8'1" x 5'10" (2.46m x 1.78m)
Double glazed Velux window.

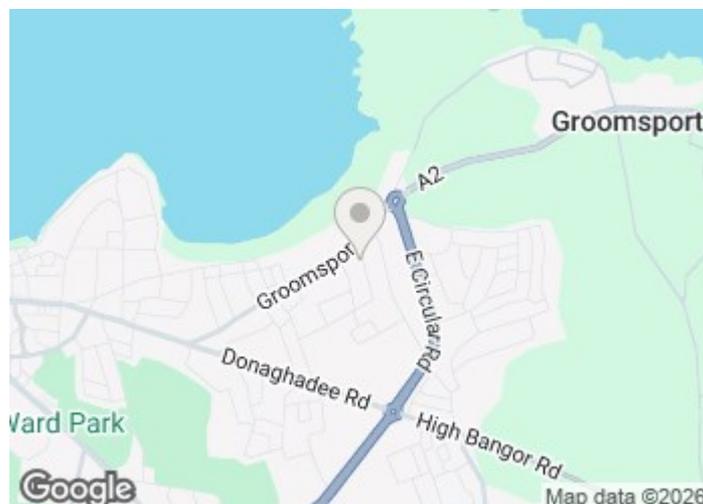
OUTSIDE

FRONT

Car port. Garden with flowerbeds in shrubs.

REAR

Garden in lawn with trees and shrubs. Paved patio. Tap. Covered yard. Plumbed for washing machine.

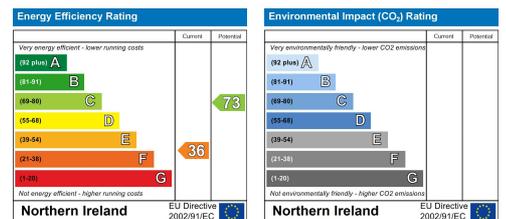


Directions



Floor Plan

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