



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



1 ARDKEEN AVENUE

Bangor BT19 1ER

- Flexible Accommodation
- 3 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Phoenix Gas Central Heating System
- Modern Kitchen
- Shower Room Suite
- Garage / Cul De Sac
- Well Presented Throughout
- 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		
	69	82
Northern Ireland		EU Directive 2002/91/EC

Offers Over £285,000

1 Ardkeen Avenue

, Bangor, BT19 1ER



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Laminated wood floor. Built-in cloaks cupboard.

LOUNGE

18'10" x 14'7" (5.74m x 4.45m)
Laminated wood floor.

KITCHEN

13'8" x 8'10" (4.17m x 2.69m)
Range of champagne gloss high and low level cupboards and drawers with roll edge work surfaces. Built-in ceramic 4 ring hob and Beko double oven. Extractor hood with integrated fan and light.

1 1/2 tub single drainer sink unit with mixer taps. Plumbed for dishwasher. Tiled walls. Tiled effect laminated wood floor. 8 Downlights.

BEDROOM 1

14'6" x 13'7" (4.42m x 4.14m)
Range of built-in bedroom furniture. Laminated wood floor.

DINING ROOM/BEDROOM 2

13'2" x 9'10" (4.01m x 3.00m)
uPVC double glazed French doors leading to rear. Laminated wood floor.

BEDROOM 3

9'7" x 7'11" (2.92m x 2.41m)
Laminated wood floor.

SHOWER ROOM

Comprising: Corner shower with Thermostatic shower over. Wash hand basin. W.C. Tiled walls. Ceramic tiled floor. 4 Downlights. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE

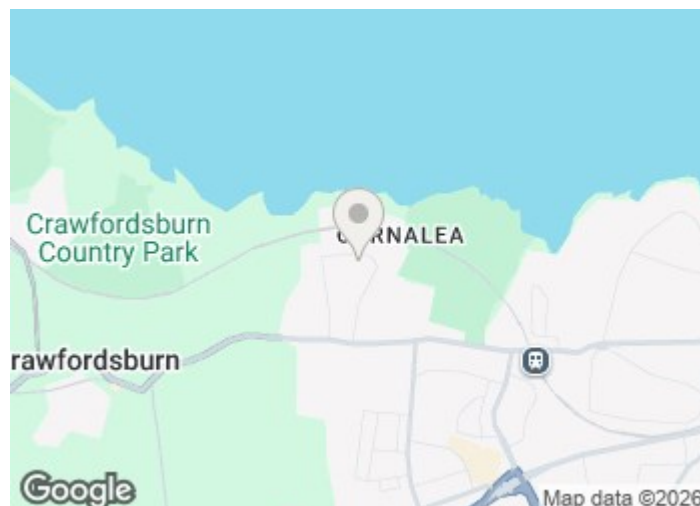
18'10" x 9'2" (5.74m x 2.79m)
Roller door, light and power. Plumbed for washing machine.

FRONT

Garden in lawn.

REAR

Enclosed garden in lawn with hedges. 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.

