



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		82
(81-91) B		
(69-80) C	69	
(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 £285,000

1 Ardkeen Avenue , Bangor, BT19 1ER



ACCOMMODATION

uPVC double glazed entrance door into ...

11/2 tub single drainer sink unit with **SHOWER ROOM**

mixer taps. Plumbed for dishwasher. Tiled walls. Tiled effect laminated wood floor. 8 Downlights. hand basin. W.C. Tiled walls.

Comprising: Corner shower with Thermostatic shower over. Wash Ceramic tiled floor. 4 Downlights. Chrome heated towel rail.

ENTRANCE HALL

Laminated wood floor. Built-in cloaks cupboard.

BEDROOM 1

14'6" x 13'7" (4.42m x 4.14m)

Range of built-in bedroom furniture. Laminated wood floor.

OUTSIDE
Ceramic tiled floor. 4 Downlights. Chrome heated towel rail.

LOUNGE

18'10" x 14'7" (5.74m x 4.45m)

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.

DETACHED GARAGE

18'10" x 9'2" (5.74m x 2.79m)

Roller door, light and power. Plumbed for washing machine.

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.

BEDROOM 3

9'7" x 7'11" (2.92m x 2.41m)

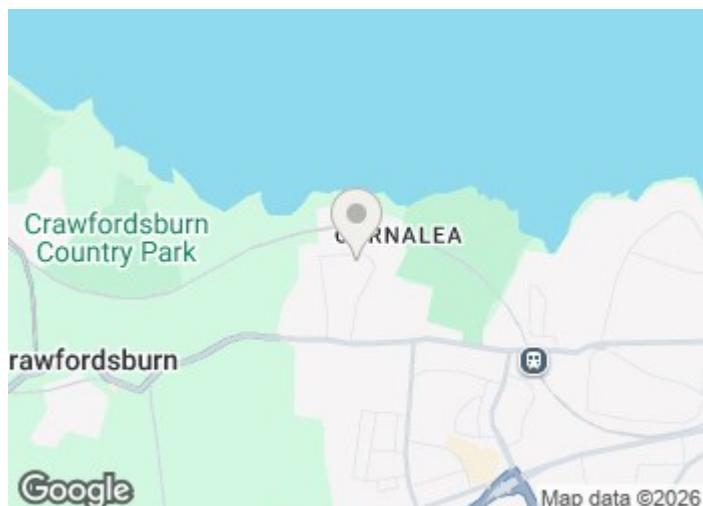
Laminated wood floor.

FRONT

Garden in lawn.

REAR

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

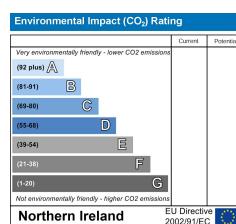
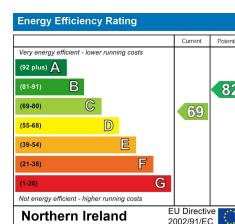


Directions



Floor Plan

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