



30 AVA STREET

Bangor BT20 3JX

- Semi Detached Villa
- 2 Bedrooms
- Lounge
- Oil Fired Heating System
- Beech Kitchen
- White Bathroom Suite
- Large Rear Garden
- Handy Location
- No Onward Chain
- In Need of Modernisation

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 Around £110,000

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, Bangor, BT20 3JX



ACCOMMODATION

Half glazed entrance door into ...

ENTRANCE PORCH

LOUNGE

12'5" x 12'1" (3.78m x 3.68m)
Tiled fireplace (closed over).

KITCHEN

15'3" x 7'3" (4.65m x 2.21m)
Range of beech high and low level cupboards and drawers with roll edge work surfaces.
11/2 tub single drainer stainless steel sink unit with mixer taps.

Part tiled walls. Ceramic tiled floor. Understairs storage cupboard.

REAR PORCH

Walk-in shower with
Thermostatic shower over.
Built-in extractor fan.

STAIRS TO LANDING

BEDROOM 1

12'1" x 10'0" (3.68m x 3.05m)

BEDROOM 2

9'9" x 7'9" (2.97m x 2.36m)

BATHROOM

White suite comprising:
Panelled bath. Wash hand basin. W.C. Built-in hotpress with lagged copper cylinder and immersion heater.

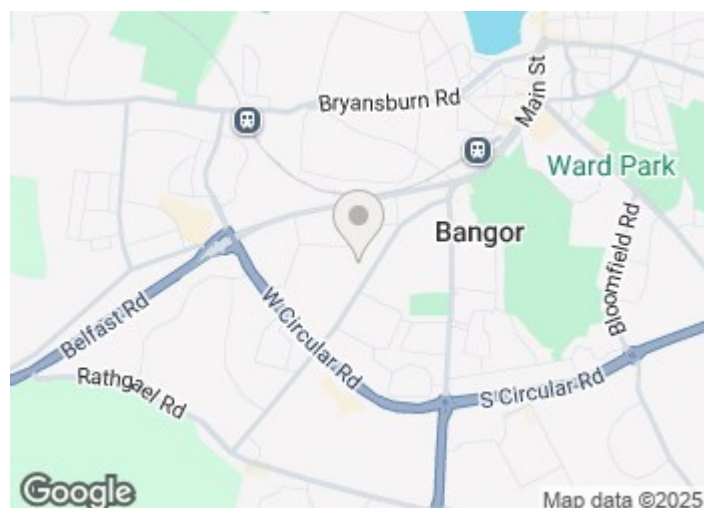
OUTSIDE

FRONT

Garden in lawn. Light.

REAR YARD

Garden in lawn. Tap. Sensor light. Boiler house. PVC oil tank.



Directions



Floor Plan

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