

3 ABBEY VIEW GROVE

Bangor BT20 4DH

- Contemporary Semi Detached Villa
- Spacious Lounge
- Striking Kitchen/Dining Area . Utility
- Ground Floor Wash Room
- 3 Bedrooms, Master Bedroom Ensuite
- Excellent First Floor Bathroom
- Gas Central Heating System & Double Glazing
- Car Parking & Enclosed Rear Garden

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	83	83
EU Directive 2002/91/EC		

Offers Around £220,000

3 Abbey View Grove

, Bangor, BT20 4DH



ACCOMMODATION

Entrance door.

ENTRANCE HALL

Double panel radiator. Wooden laminate flooring.

LOUNGE

14'2" max x 12'9" max (4.32m max x 3.89m max)
White uPVC double glazed windows. Feature wall mounted electric fire. Double panel radiator. Wooden Laminate floor. Understairs cloakroom with wooden laminate flooring. Double doors from lounge leading to Kitchen/dining area.

KITCHEN/DINING AREA

16'4" max x 15'5" max into recess (4.98m max x 4.70m max into recess)
High and low level units with roll edge work surfaces. 1/4 bowl stainless steel sink unit with mixer taps. Integrated fridge/freezer and dishwasher. Extractor fan. Integrated 4 ring hob and oven. Built-in cupboard with wall mounted gas boiler. Double panel radiator. Tiled floor. White uPVC double glazed windows and rear door.

UTILITY ROOM

Low level units with roll edge work surfaces. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Double panel radiator. Shelving. Tiled floor.

WASH ROOM

White suite with low flush W.C. Wash hand basin with

mixer tap and tiled splash back. Double panel radiator. Tiled floor. White uPVC double glazed window.

STAIRS TO FIRST FLOOR LANDING

Single panel radiator. Access to roofspace. Built-in cupboard with shelving.

BEDROOM 1 (Front)

12'10" x 12'6" max into door recess (3.91m x 3.81m max into door recess)
White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring. Spacious built in wardrobe with wooden laminate flooring.

ENSUITE SHOWER ROOM

White suite comprising: Low flush W.C. Pedestal wash hand basin with mixer taps and tiled splash back. Tiled shower cubicle with shower. Tiled floor. Extractor fan. Wall mounted heated towel rail. White uPVC double glazed window.

BEDROOM 2 (Rear)

10'9" x 9'3" max into door recess (3.28m x 2.82m max into door recess)
White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring.

BEDROOM 3

9'3" max into recess x 7'7" max (2.82m max into recess x 2.31m max)
White uPVC double glazed windows. Double panel radiator. Wooden laminate flooring.

BATHROOM

White suite comprising: Panelled bath with mixer taps. Low flush W.C. Pedestal wash hand basin with tiled splash back. Tiled shower cubicle with shower. Extractor fan. Tiled floor. Wall mounted heated towel rail.

OUTSIDE

FRONT

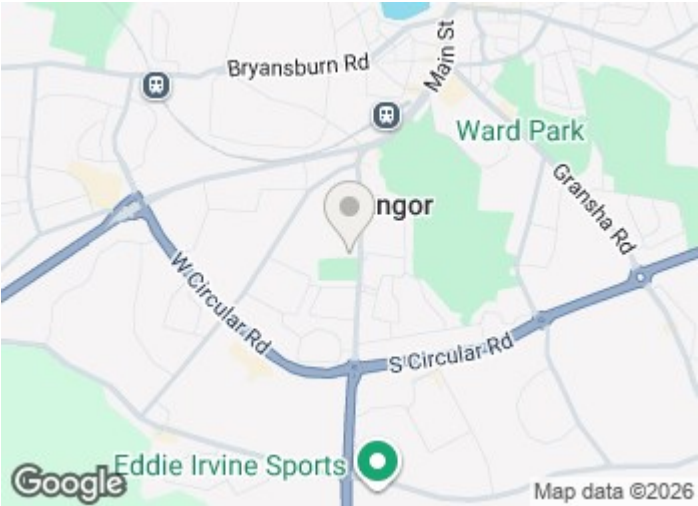
Tarmac car parking space. Paved path. Open porch with light point. Shared gable access to rear.

ENCLOSED REAR

Paved patio area. Garden laid in lawn. Raised shrub bed. Outside tap and light.

MANAGEMENT CHARGE

To be confirmed.



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.

