



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



36 GANAWAY WALK

Bangor BT19 1QT

- Attractively Designed Terrace
- Adaptable 3 Bedrooms
- Generous Lounge
- Serviceable Kitchen
- White Shower Room
- Gas Central Heating System
- Mostly Double Glazed
- Gardens to Front and Rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £105,000

36 Ganaway Walk

, Bangor, BT19 1QT



ACCOMMODATION

White uPVC double glazed front door. uPVC double glazed window.

ENTRANCE HALL

Double panelled radiator.

BEDROOM 2

12'10" max x 12'4" max (3.91m max x 3.76m max)
Built in wardrobe with cupboards over. White uPVC double glazed windows. Double panelled radiator.

BEDROOM 3

12'6" max x 9'3" max (3.81m max x 2.82m max)
Built in wardrobe with cupboards over. White uPVC double glazed windows. Single panelled radiator.

STAIRS TO FIRST FLOOR LANDING

White uPVC double glazed door to rear. Single panelled radiator.

KITCHEN

11'11" max x 8'10" max (3.63m max x 2.69m max)
Feature single glazed internal door from hall. High and low level units. Roll edge work surfaces. Single drainer sink unit with mixer

taps. Extractor fan. Built in hob and oven.

Plumbed for washing machine and dishwasher. Tile effect laminated wooden flooring. Single panelled radiator. White uPVC double glazed windows.

SHOWER ROOM

White Suite : Spacious shower cubicle with shower and drencher. Pedestal wash hand basin. Low Flush W.C. Wall mounted heated towel rail. Panelled walls. Ceiling downlights. Wooden single glazed windows. Adjacent walk in store room with shelving.

STAIRS TO UPPER FLOOR

BEDROOM 1

12'7" max x 9'11" max (3.84m max x 3.02m max)
Built in wardrobe with cupboards over. White uPVC double glazed windows. Double panelled radiator. Wooden laminated flooring.

LOUNGE

15'9" max x 11'2" max (4.80m max x 3.40m max)
Single glazed internal door from landing. Wooden laminated flooring. White uPVC double glazed windows. 1 Double panelled radiator and 1 single panelled radiator. Attractive mock fireplace. Ceiling downlights.

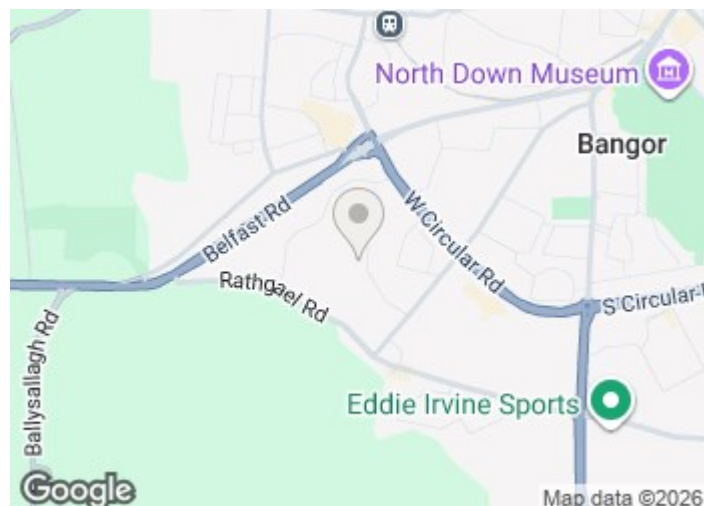
OUTSIDE

FRONT

Garden laid in lawn. Concrete path.

REAR

Garden laid in lawn. Porch with concrete steps and light point. Decking. Garden store with light point and gas boiler.



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.

