




## 25 BALLYNOE GARDENS

Bangor BT19 1SB

- 3 Bedrooms
- Lounge
- Kitchen / Dining Area
- uPVC Double glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Low Outgoings
- Handy Location
- No Onward Chain

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

**Offers Over £120,000**

# 25 Ballynoe Gardens

, Bangor, BT19 1SB



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE

13'8" x 10'7" (4.17m x 3.23m)  
Closed over fireplace.

## KITCHEN/DINING AREA

13'10" x 13'8" (4.22m x 4.17m)  
Range of mahogany high and low level cupboards and drawers with roll edge work surfaces. Built-in Zanussi 4 ring hob and Hotpoint oven under.

Bosch extractor canopy with extractor fan and light. 1 1/2 tub single drainer stainless steel sink unit. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. Pine ceiling and dishwasher.

## STAIRS TO LANDING

## BEDROOM 1

13'9" x 8'2" (4.19m x 2.49m)  
Laminated wood floor.

## BEDROOM 2

11'7" x 8'3" (3.53m x 2.51m)  
Range of built-in wardrobes with mirrored sliding doors.

## BEDROOM 3

10'8" x 9'2" at widest pts (3.25m x 2.79m at widest pts)

## SHOWER ROOM

Comprising: Walk-in shower with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC panelled walls and ceiling. 4 Downlights.

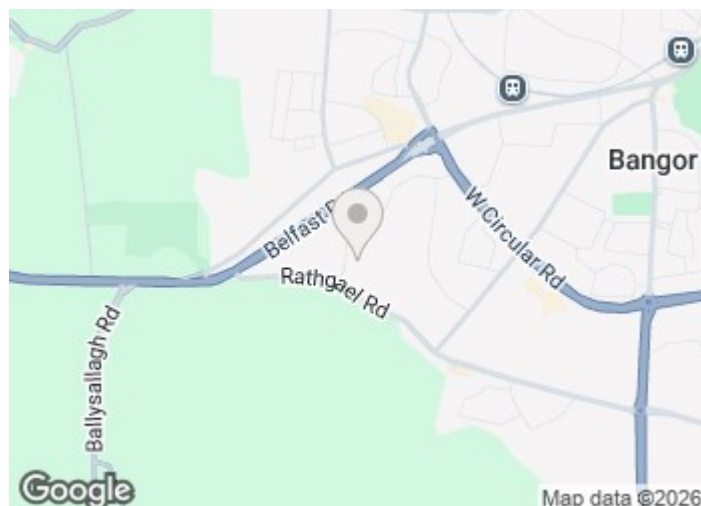
## OUTSIDE

## FRONT

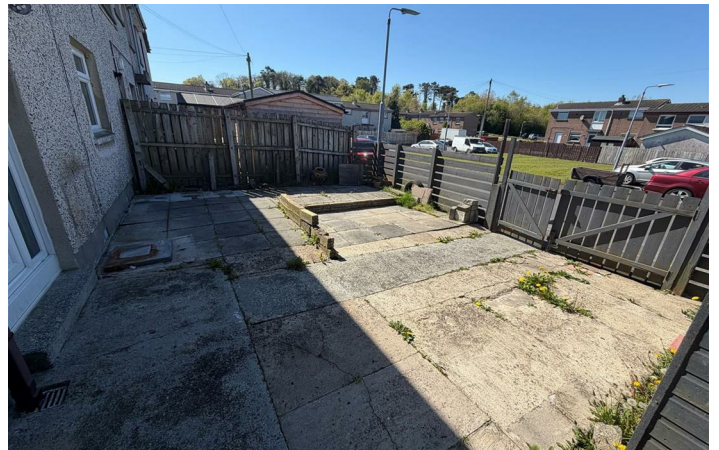
Garden in lawn.

## REAR

Enclosed garden in pavestones.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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