

## 7 BALLYQUINTON GARDENS

Bangor BT19 1SG

- 3 Bedrooms
- Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Central Heating
- White Bathroom Suite
- No Onward Chain

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

**Offers Over £110,000**

# 7 Ballyquinton Gardens

, Bangor, BT19 1SG



## ACCOMMODATION

Opaque uPVC double glazed entrance door with opaque uPVC double glazed side panel into ...

## LOUNGE

13'10" x 11'3" (4.22m x 3.43m)

## KITCHEN

13'9" x 7'9" wideing to 13'11" and narrowing to 6' (4.19m x 2.36m wideing to 4.24m and narrowing to 2.)

Range of cream high and low level cupboards and drawers with oak roll edge work surfaces. 11/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine. 5 Downlights.

## UTILITY ROOM

6'7" x 5'10" (2.01m x 1.78m)

## STAIRS TO LANDING

Built-in hotpress with lagged copper cylinder and immersion heater.

## BEDROOM 1

14'0" x 8'6" (4.27m x 2.59m)  
Built-in wardrobe.

## BEDROOM 2

13'9" x 8'0" (4.19m x 2.44m)  
Built-in wardrobe. Laminated wood floor.

## BEDROOM 3

10'10" x 5'7" wideing to 8'11" (3.30m x 1.70m wideing to 2.72m)  
Built-in wardrobe.

## BATHROOM

White suite comprising: Pine panelled bath with Triton electric shower. Pedestal wash hand basin. W.C. Part tiled walls.

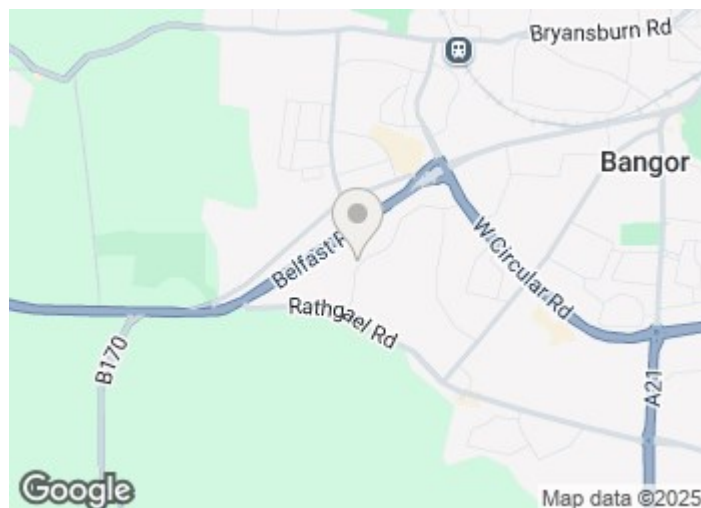
## OUTSIDE

### FRONT

Garden in lawn.

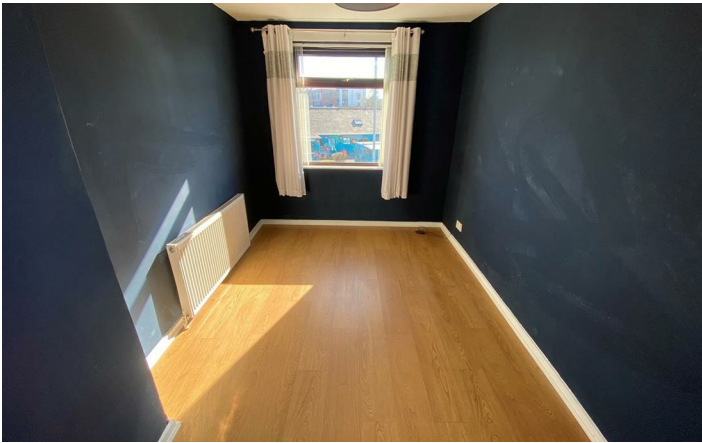
### REAR

Artificial grass. Outside power. Sensor light. Boiler house. PVC oil tank.



## 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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