



32 AVA STREET

Bangor BT20 3JX

- Extended Semi
- 3 Bedrooms
- Lounge
- White Gloss Kitchen
- uPVC Double Glazing
- White Bathroom Suite / White Shower Room
- Phoenix Gas Central Heating
- Spacious 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		48	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £125,000

32 Ava Street

, Bangor, BT20 3JX



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

LOUNGE

12'7" x 12'1" (3.84m x 3.68m)

Open fireplace with multi fuel stove. Ceramic tiled floor. 6 Downlights.

KITCHEN

15'3" x 7'2" (4.65m x 2.18m)

Range of white gloss high and low level cupboards and drawers with oak work surfaces. Beko built-in ceramic hob and oven. Extractor canopy with integrated

fridge/freezer and integrated dishwasher. Ceramic tiled floor. 8 Downlights.

INNER HALL

3 Downlights.

BEDROOM 1

11'10" x 9'8" (3.61m x 2.95m)

SHOWER ROOM

Comprising: Walk-in shower with Thermostatic shower and Drencher. Vanity unit with inset wash hand basin with mixer taps. PVC panelled walls and ceiling.

STAIRS TO LANDING

BEDROOM 2

12'2" x 10'4" (3.71m x 3.15m)

BEDROOM 3

9'11" x 7'10" (3.02m x 2.39m)

BATHROOM

White suite comprising: Panelled bath with Redring electric shower over. Pedestal wash hand basin. W.C. Tiled walls. Built-in storage cupboard.

OUTSIDE

FRONT

Off Street Parking.

REAR

Lights. Tap. Enclosed garden in lawn. Outside power.

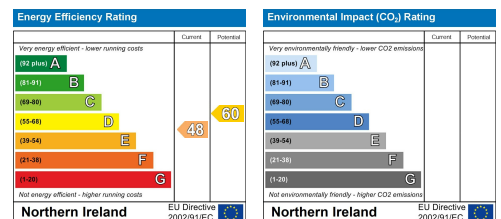


Directions



Floor Plan

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