

## 21 BALLIGAN GARDENS

Bangor BT19 1PY

- 3 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Economy 7 Central Heating
- White Bathroom Suite
- Ideal Starter Home
- Low Outgoings
- Handy Location

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>		67	75
(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 £85,000**

# 21 Balligan Gardens

, Bangor, BT19 1PY



## ACCOMMODATION

uPVC double glazed door into ...

## ENTRANCE HALL

Dimplex Economy 7 storage heater.

## LOUNGE

14'0" x 13'10" (4.27m x 4.22m)  
Dimplex Economy 7 storage heater.

## UTILITY AREA

Dimplex Economy 7 storage heater.

## KITCHEN

10'9" x 10'3" (3.28m x 3.12m)  
Range of high and low level

cupboards and drawers with roll edge work surfaces. Built-in extractor fan. Single drainer stainless steel sink unit with mixer taps. Laminated ceramic tiled effect wood floor. Part tiled walls. Dimplex Economy 7 storage heater.

## STAIRS TO LANDING

## BEDROOM 1

10'10" x 10'9" (3.30m x 3.28m)  
Dimplex electric wall heater. Built-in wardrobe.

## BEDROOM 2

12'1" x 9'0" (3.68m x 2.74m)  
Dimplex electric wall heater. Built-in wardrobe.

## BEDROOM 3

9'2" x 8'1" (2.79m x 2.46m)  
Dimplex electric wall heater.

## BATHROOM

White suite comprising: Bath with Triton electric shower. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor.

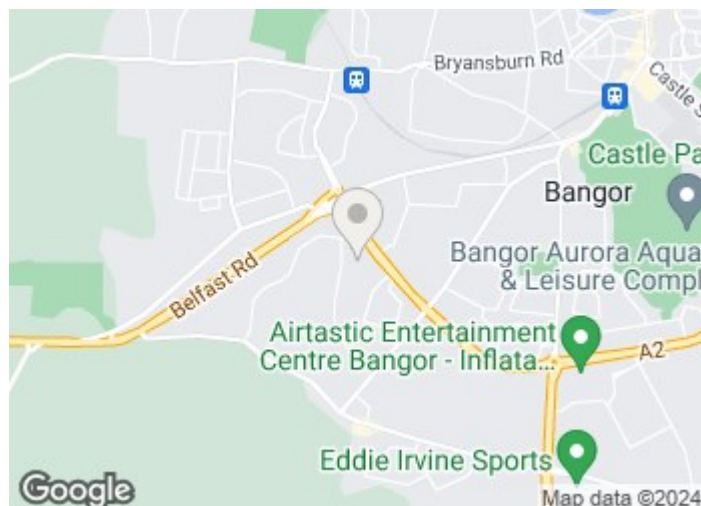
## OUTSIDE

## FRONT

Garden in pavestones.

## REAR

Enclosed garden in crazy paving. Light.



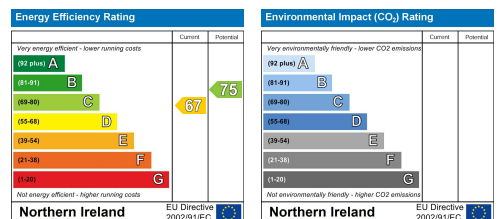
## Directions





# Floor Plan

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