

## 6 SPRINGWELL AVENUE

Groomsport Bangor BT19

6LA

- 2 Bedrooms
- Lounge
- Spacious Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Shower Room
- Low Outgoings
- Immediate Possession

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		72	75
		EU Directive 2002/91/EC	

**Offers Over £105,000**

# 6 Springwell Avenue

Groomsport, Bangor, BT19 6LA



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE

14'3" x 12'4" (4.34m x 3.76m)  
Open fireplace with tiled surround and hearth.

## KITCHEN/DINING AREA

17'9" x 7'11" (5.41m x 2.41m)  
Range of high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit

with mixer tap. Plumbed for washing machine. Part tiled walls.

## STAIRS TO LANDING

## BEDROOM 1

15'8" x 10'1" (4.78m x 3.07m)  
Built-in wardrobe.

## BEDROOM 2

10'6" x 8'7" (3.20m x 2.62m)

## SHOWER ROOM

Comprising: Corner shower with Triton Omnicare electric shower. Pedestal wash hand basin. W.C. Part tiled walls.

Built-in storage cupboard with gas boiler.

## OUTSIDE

### FRONT

Garden in pavestones with shrubs.

### REAR

Part covered yard.  
Outhouse/store. Enclosed garden in decking with hedges.



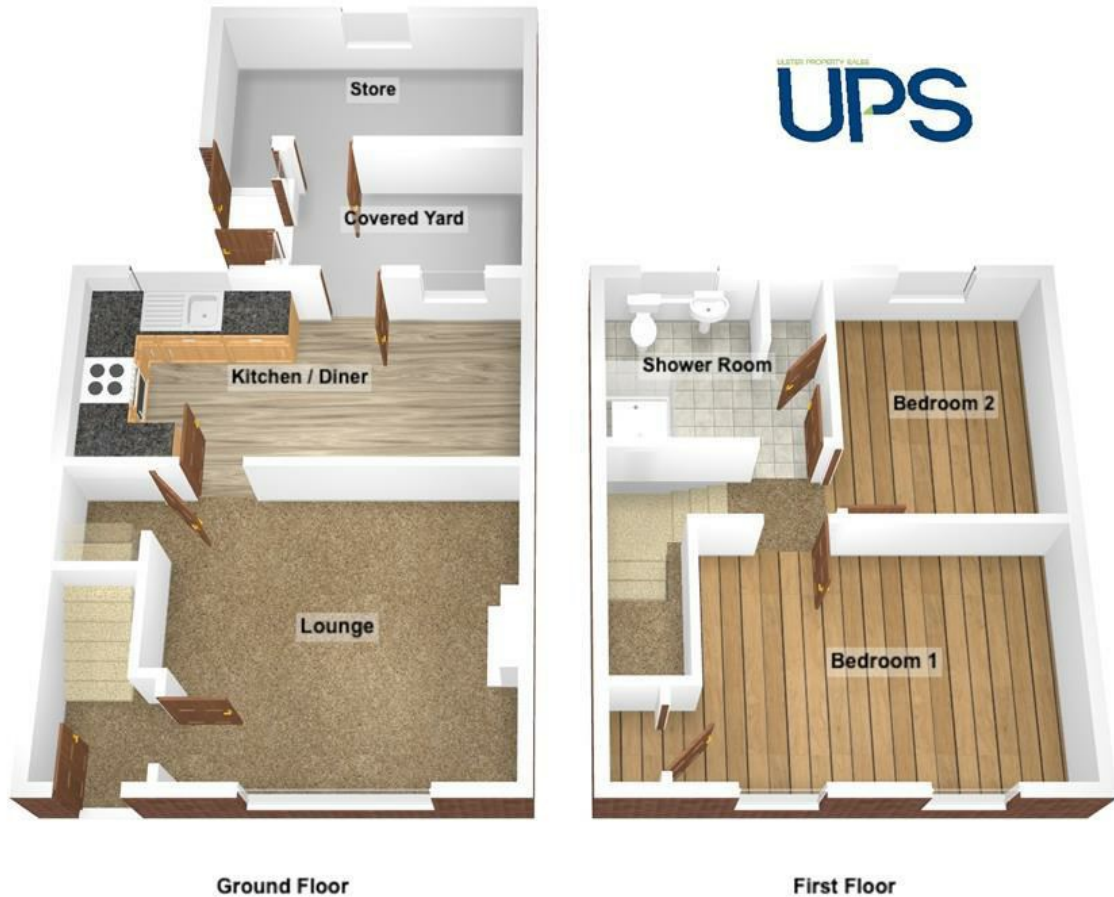
## Directions





# Floor Plan

6, Springwell Avenue, Groomsport, BANGOR, BT19 6LA

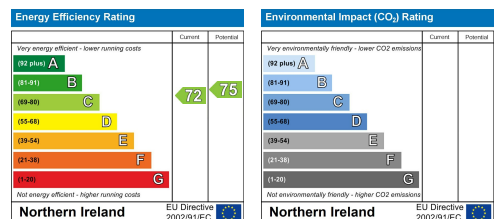


Ground Floor

First Floor

Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup> (excluding store, covered yard)  
 All measurements are approximate and for display purposes only

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