

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		
Northern Ireland	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.

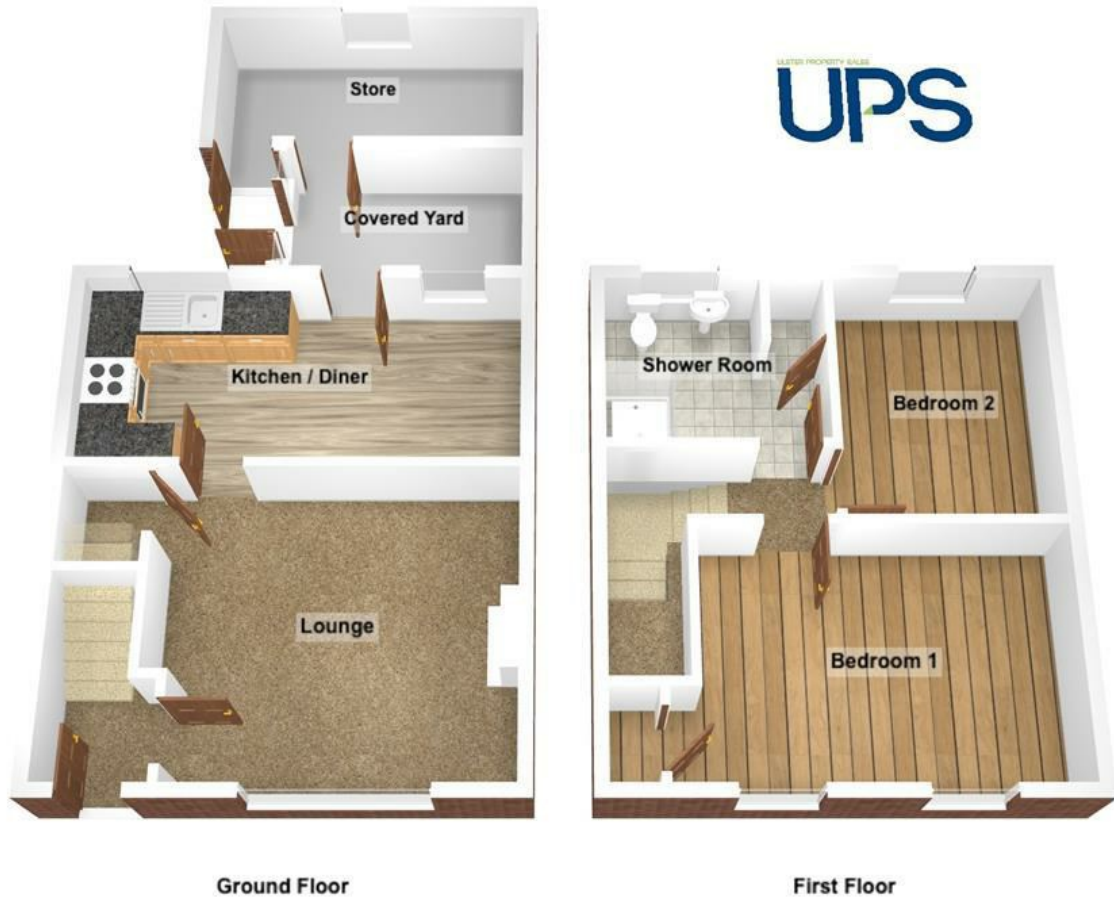


Directions



Floor Plan

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

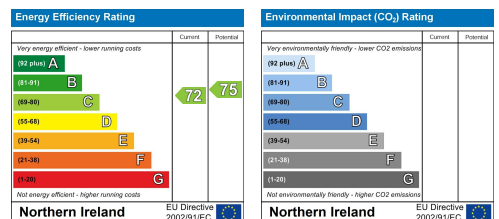


Ground Floor

First Floor

Total Area: 69.3 m² ... 746 ft² (excluding store, covered yard)
 All measurements are approximate and for display purposes only

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