



15 SEYMOUR AVENUE

Bangor BT19 1BN

- 3 Bedrooms
- Lounge
- Beech Kitchen
- Conservatory
- uPVC Double Glazing
- Phoenix Gas Heating System
- Coloured Bathroom Suite
- Detached Garage
- Popular Location
- 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		54	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £250,000

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, Bangor, BT19 1BN



ACCOMMODATION

6 Pane half glazed door with 3 Pane glazed side panel into ...

ENTRANCE HALL

Understairs storage cupboard.

LOUNGE

13'11" 12'5" (4.24m 3.78m)

Open fireplace with tiled surround and hearth, wood mantel.

BEDROOM 1

10'11" x 10'5" (3.33m x 3.18m)

Range of built in furniture.

BEDROOM 2

18'0" x 8'11" (5.49m x 2.72m)

BATHROOM

Coloured suite comprising: Corner panelled bath with Mira Sport electric shower. Vanity unit with inset wash

hand basin and mixer taps. W.C. Tiled walls.

KITCHEN

10'10" x 9'6" (3.30m x 2.90m)

Range of beech high and low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint 4 ring ceramic hob and double oven under. Extractor hood with integrated fan and light. Integrated fridge/freezer. Open plan to ...

CONSERVATORY

18'3" x 5'6" (5.56m x 1.68m)

6 Downlights. uPVC double glazed French doors to rear.

STAIRS TO

BEDROOM 3

12'1" x 11'1" (3.68m x 3.38m)

2 Double glazed Velux windows. Access to eaves.

OUTSIDE

DETACHED GARAGE

19'4" x 9'11" (5.89m x 3.02m)

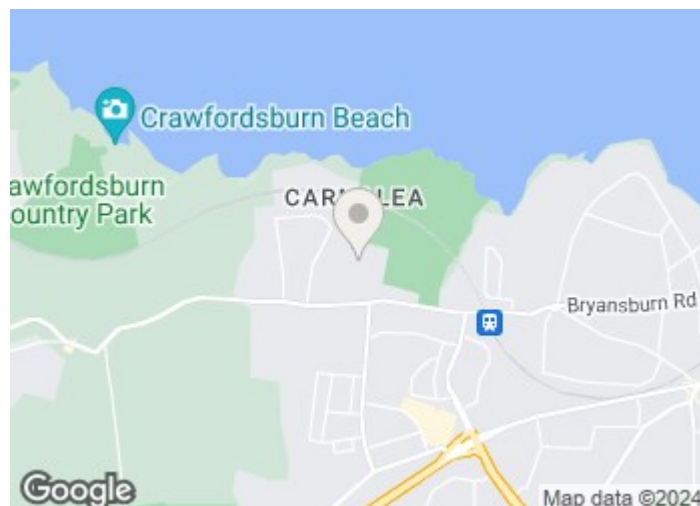
Up and over door. Light and power. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

FRONT

Garden in lawn with trees and shrubs.

REAR

Enclosed garden in lawn with trees and shrubs. Brick pavior patio. Tap. Light.



Directions



Floor Plan

15 Seymour Avenue, BANGOR, BT19 1BN



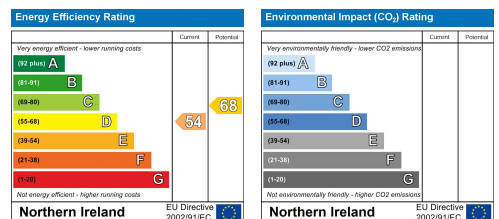
Ground Floor



First Floor

Total Area: 87.9 m² ... 946 ft² (excluding garage)
All measurements are approximate and for display purposes only

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