

35 BALLYWALTER GARDENS

Bangor BT19 1QE

- 3 Bedrooms
- Lounge
- Oak Kitchen
- White Bathroom Suite
- uPVC Double Glazing
- Oil Fired Heating System
- Off Street parking
- Corner Site
- Immediate Possession

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £85,000

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, Bangor, BT19 1QE



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

LOUNGE

14'1" x 13'9" (4.29m x 4.19m)

KITCHEN

17'0" x 10'0" (5.18m x 3.05m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces.

Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with

mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor.

STAIRS TO LANDING

Built-in hotpress with lagged copper cylinder and Willis type immersion heater.

BEDROOM 1

11'11" x 8'7" (3.63m x 2.62m)

BEDROOM 2

10'6" x 10'3" (3.20m x 3.12m)

BEDROOM 3

8'10" x 8'2" (2.69m x 2.49m)

Built-in wardrobe.

BATHROOM

White suite comprising: Panelled bath with Triton Amber II electric shower unit. Pedestal wash hand basin. W.C. Tiled walls. Pine ceiling. 3 Downlights.

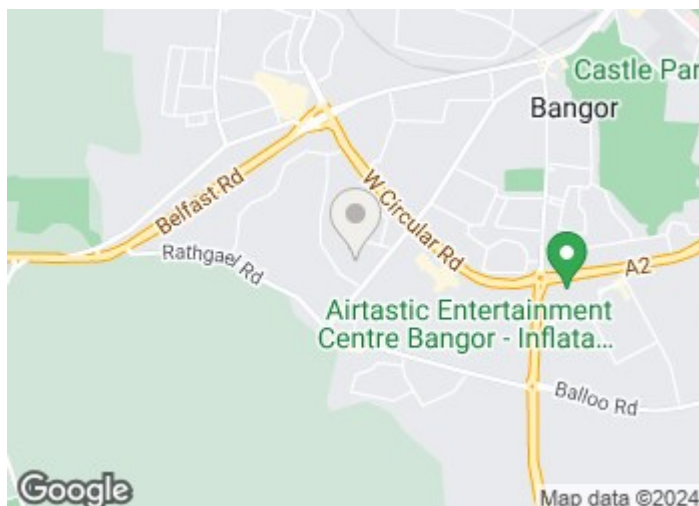
OUTSIDE

FRONT

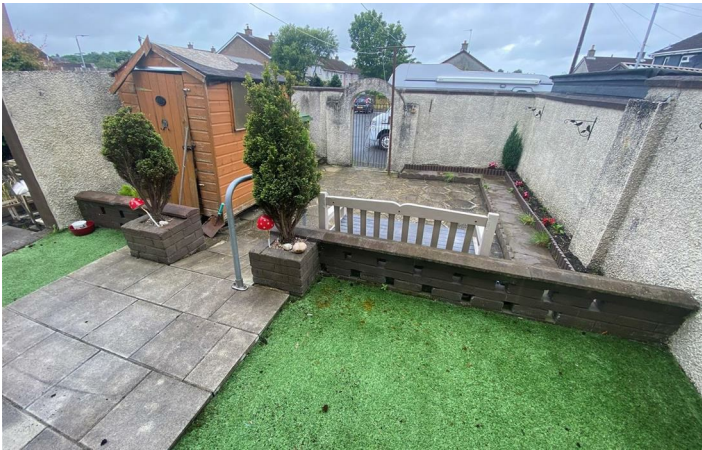
Garden.

REAR

Enclosed garden in pavestones. Side garden in lawn. Off street parking. Tap. Light. Boiler house. PVC oil tank.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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