



22 KILMAINE AVENUE

Bangor BT19 6DU

- Tastefully Presented Detached Villa
- 3 Bedrooms/1+ Reception
- Pleasing Kitchen & Adjoining Utility Room
- White Ground Floor Wash Room
- White First Floor Bathroom
- Double Glazing & Gas Fired Heating System
- Detached Garage
- Corner Site with Well Tended Gardens

| 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 | 79 | 79 |
| | EU Directive 2002/91/EC | |

Offers Over £240,000

22 Kilmaine Avenue

, Bangor, BT19 6DU



ACCOMMODATION

White uPVC double glazed front door and complimentary uPVC double glazed side panels.

ENTRANCE HALL

Double panel radiator. Solid wooden door from hall.

WASH ROOM

Solid wooden door from hall. White suite comprising: Low flush W.C. Wash hand basin with tiled splash back. Extractor fan. Tiled floor.

LOUNGE

14'8" x 13'5" (4.47m x 4.09m)

Solid wooden door from hall. White uPVC double glazed windows. Double panel radiator. Attractive brick fireplace with paved hearth, wooden mantel and inset gas stove.

KITCHEN/DINING

15'0" max x 11'6" max (4.57m max x 3.51m max)

Solid wooden and part glazed door from hall. High and low level units with roll edge work surfaces. Belfast style sink with mixer tap. Kenwood 5 ring gas hob and oven (included in the sale). Extractor fan. Plumbed for dishwasher. Tiled floor. Part tiled walls. Double panel radiator. Ceiling downlights. White uPVC double glazed windows and rear double doors.

Utility Room

Solid wooden door from Kitchen. Low level units. Roll edge work surfaces. Stainless steel sink unit with mixer

tap. Plumbed for washing machine. Tiled floor. Part tiled walls. Wall mounted gas boiler. White uPVC double glazed windows.

STAIRS TO LANDING

Access to roofspace. Solid wooden door to built-in hotpress with shelving and single panel radiator.

BEDROOM 1 (Rear)

13'2" max x 11'7" max (4.01m max x 3.53m max)

Solid wooden door. White uPVC double glazed windows. Single panel radiator. Built-in wardrobe with light point.

ENSUITE SHOWER ROOM

Solid wooden door. White suite with low flush W.C. Pedestal wash hand basin with mixer tap and tiled splash back. Tiled shower cubicle with shower. Single panel radiator. White uPVC double glazed windows.

BEDROOM 2 (Front)

13'3" max x 11'2" max (4.04m max x 3.40m max)

Solid wooden door. White uPVC double glazed windows. Single panel radiator.

BEDROOM 3 (Front)

10'0" max x 7'9" max (3.05m max x 2.36m max)

Solid wooden door. White uPVC double glazed windows. Single panel radiator.

BATHROOM

Solid wooden door. White suite comprising: Panelled

bath with mixer taps and telephone hand shower. Part tiled walls around the bath. Low flush W.C. Pedestal wash hand basin with mixer tap. Part panelled walls. Double panel radiator. Wooden laminate flooring. Double glazed Velux style window.

OUTSIDE

DETACHED GARAGE

15'4" max x 12'5" max (4.67m max x 3.78m max)

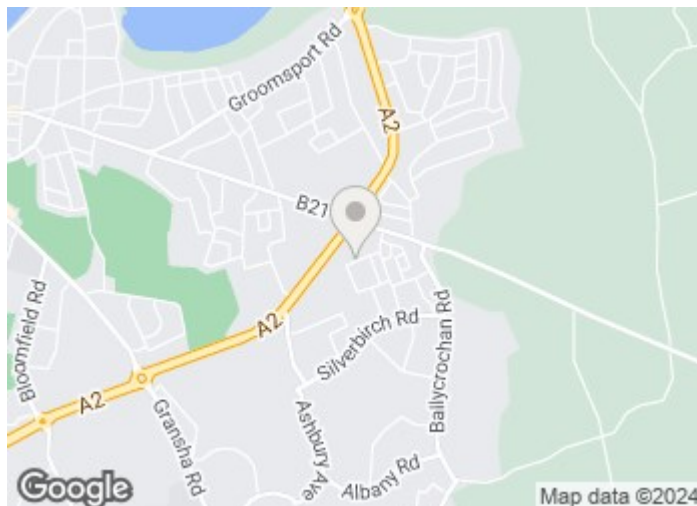
Roller shutter door. White uPVC double glazed windows. Side service door. Light and power.

FRONT & SIDE

Garden laid in lawn. Open porch with light point. Paved and tarmac paths. Tarmac drive. Plants and shrubs.

REAR

Paved. Light point. Outside tap.

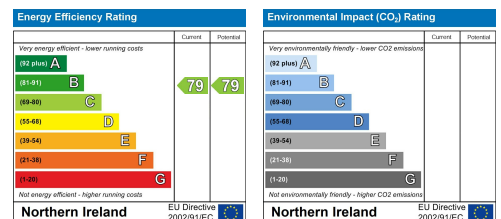


Directions



Floor Plan

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