

32 DRUMGLASS AVENUE

Bangor BT20 3HA

- Substantially Extended Semi Detached Villa
- 4 Bedrooms (Master Bedroom Ensuite)
- Family Room, Lounge & Dining Area/Breakfast Area
- Well Appointed Kitchen
- Appealing White Bathroom Suite
- Gas Fired Central Heating System
- Gardens Front & Rear
- Attached Integral Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £215,000

32 Drumglass Avenue

, Bangor, BT20 3HA



ACCOMMODATION

White uPVC double glazed sliding door to ...

ENTRANCE PORCH

Tiled floor. White uPVC double glazed door, side and over panels to ...

ENTRANCE HALL

Double panel radiator. Wooden laminate flooring. Ceiling eyeball lighting. Under stairs cloak room with lighting.

FAMILY ROOM

16'0" x 9'11" (4.88m x 3.02m)

White uPVC double glazed windows. Double panel radiator. Corniced ceiling.

LOUNGE

22'4" max x 11'4" max (6.81m max x 3.45m max)

White uPVC double glazed windows. 2 Double panel radiators. Attractive fireplace. 2 Double wall light points.

DINING AREA

12'0" x 7'9" (3.66m x 2.36m)

Wooden laminate flooring. Double panel radiator. Ceiling downlighters. White uPVC double glazed windows.

KITCHEN

11'4" max x 9'11" max (3.45m max x 3.02m max)

High and low level units with roll edge work surfaces.

Stainless steel sink unit with mixer taps. Wooden laminate flooring. Extractor fan. Integrated 5 ring gas hob and electric oven. Integrated dishwasher. Ceiling Downlighters. Wall mounted radiator. White uPVC double glazed windows. Door to integral garage.

STAIRS TO 1ST FLOOR LANDING

Access to roofspace. Ceiling downlighters.

BEDROOM 1

20'6" max x 9'10" max (6.25m max x 3.00m max)

White uPVC double glazed windows. Fitted wardrobes and cupboards. Ceiling eyeball lighting. 1 Double and 1 single panel radiator.

ENSUITE SHOWER ROOM

White suite comprising: Low flush W.C. Vanity unit with inset wash hand basin and mixer tap. Panelled shower cubicle with Mira shower. Tiled floor. White uPVC double glazed windows. Double panel radiator. Panelled ceiling. Ceiling eyeball lighting. Wall mounted heated towel rail. White uPVC double glazed windows.

BEDROOM 2

10'7" x 11'2" (3.23m x 3.40m)

White uPVC double glazed windows. Single panel radiator. Fitted wardrobe.

BEDROOM 3

10'11" x 10'4" (3.33m x 3.15m)

White uPVC double glazed window. Single panel radiator.

BEDROOM 4

8'3" max x 8'3" max (2.51m max x 2.51m max)

White uPVC double glazed windows. Single panel radiator. Built-in wardrobe.

BATHROOM

White suite comprising: Panelled bath with mixer taps and shower over with drencher. Shower screen. Low flush W.C. Pedestal wash hand basin. Tile effect laminate flooring. Wall mounted heated towel rail. White uPVC double glazed windows.

OUTSIDE

INTEGRAL GARAGE

22'2" max x 12'0" max (6.76m max x 3.66m max)

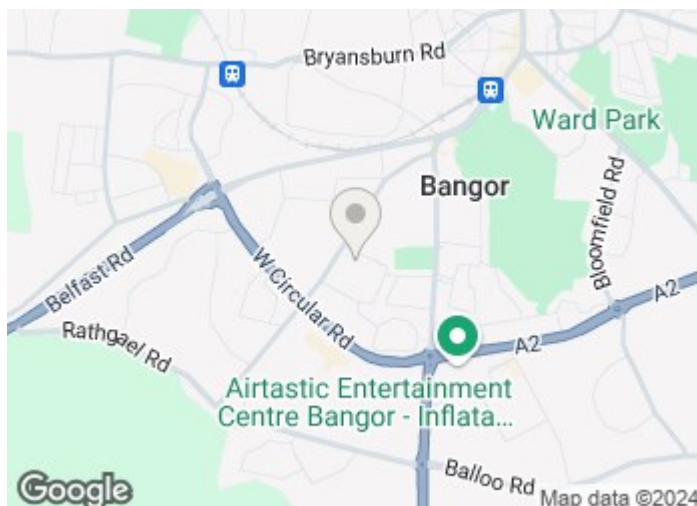
Panelled up and over door. Single glazed windows. Plumbed for washing machine. Rear service door.

FRONT

Tarmac driveway. Garden laid in lawn with plants and shrubs. Light points.

ENCLOSED REAR

Garden laid in lawn. Paved patio. Light point. Outside tap.



Directions



Floor Plan

32, Drumglass Avenue, BANGOR, BT20 3HA



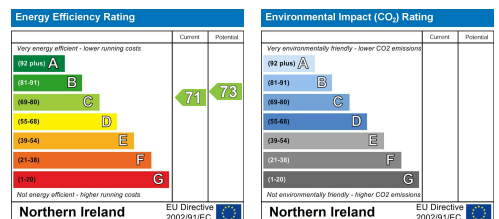
Ground Floor



First Floor

Total Area: 134.9 m² ... 1452 ft² (excluding garage)
All measurements are approximate and for display purposes only

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