


## 68 BIRCH DRIVE

Bangor BT19 1RY

- 3 Bedrooms
- 1+ Reception Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- Conservatory
- Oak Kitchen
- White Bathroom Suite
- Cul De Sac
- No Onward Chain

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

**Offers Over £140,000**

# 68 Birch Drive

, Bangor, BT19 1RY



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Solid oak wood floor.

## WASH ROOM

Wash hand basin with mixer taps. W.C. Solid oak wood floor. Built-in extractor fan. 3 Downlights.

## LOUNGE/DINING AREA

24'1" x 11'11" (7.34m x 3.63m)  
Open fireplace with marble surround and hearth, mahogany mantel. Solid oak wood floor.

## CONSERVATORY

9'9" x 9'0" (2.97m x 2.74m)  
Laminated wood floor.

## KITCHEN

11'10" x 7'11" (3.61m x 2.41m)  
Range of oak high and low level cupboards and drawers with roll edge work surfaces. 11/2 tub single drainer sink unit with mixer taps. Built-in Indesit 4 ring hob and oven under. Extractor hood with Acorn. Built-in extractor fan. Integrated fridge/freezer. Solid oak wood floor.

## STAIRS TO LANDING

Built-in storage cupboard.

## BEDROOM 1

10'1" x 9'2" (3.07m x 2.79m)  
Range of built-in wardrobes with mirrored sliding doors.

## BEDROOM 2

11'2" x 7'3" (3.40m x 2.21m)  
Built-in double wardrobe with mirrored sliding doors.

## BEDROOM 3

11'2" x 6'9" (3.40m x 2.06m)

## BATHROOM

White suite comprising: Jacuzzi panelled bath with mixer taps and telephone shower attachment. Opal Triton electric shower. Wash hand basin with mixer taps. W.C. Tiled walls. Solid oak wood floor.

## ROOFSPACE

Floored. Light and power. Gas boiler.

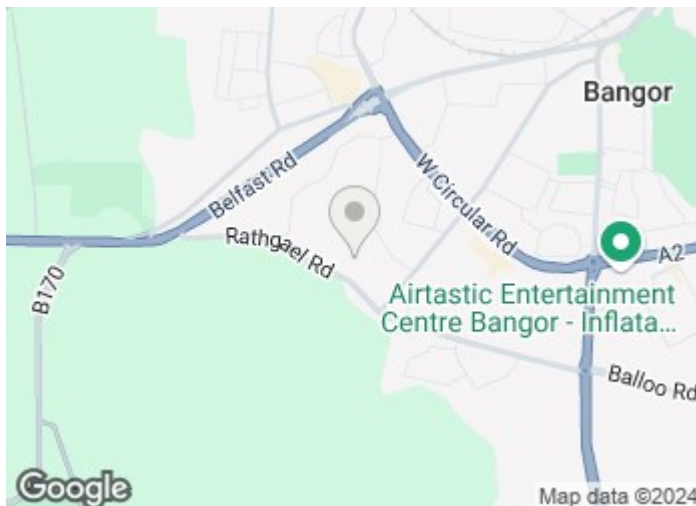
## OUTSIDE

### FRONT

Garden in paviours with shrubs. Light. Tap.

### REAR

Enclosed garden in paviours. 2 Timber sheds. Lights.



## 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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