

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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 £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. 1 1/2 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.

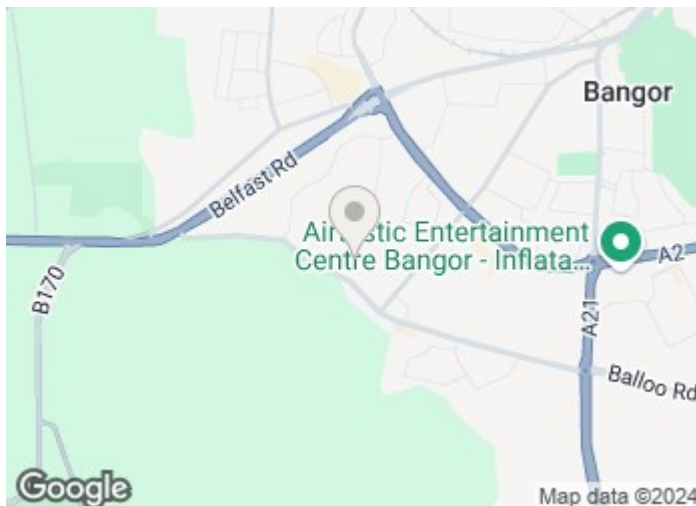
OUTSIDE

FRONT

Garden in paviours with shrubs. Light. Tap.

REAR

Enclosed garden in paviours. 2 Timber sheds. Lights.

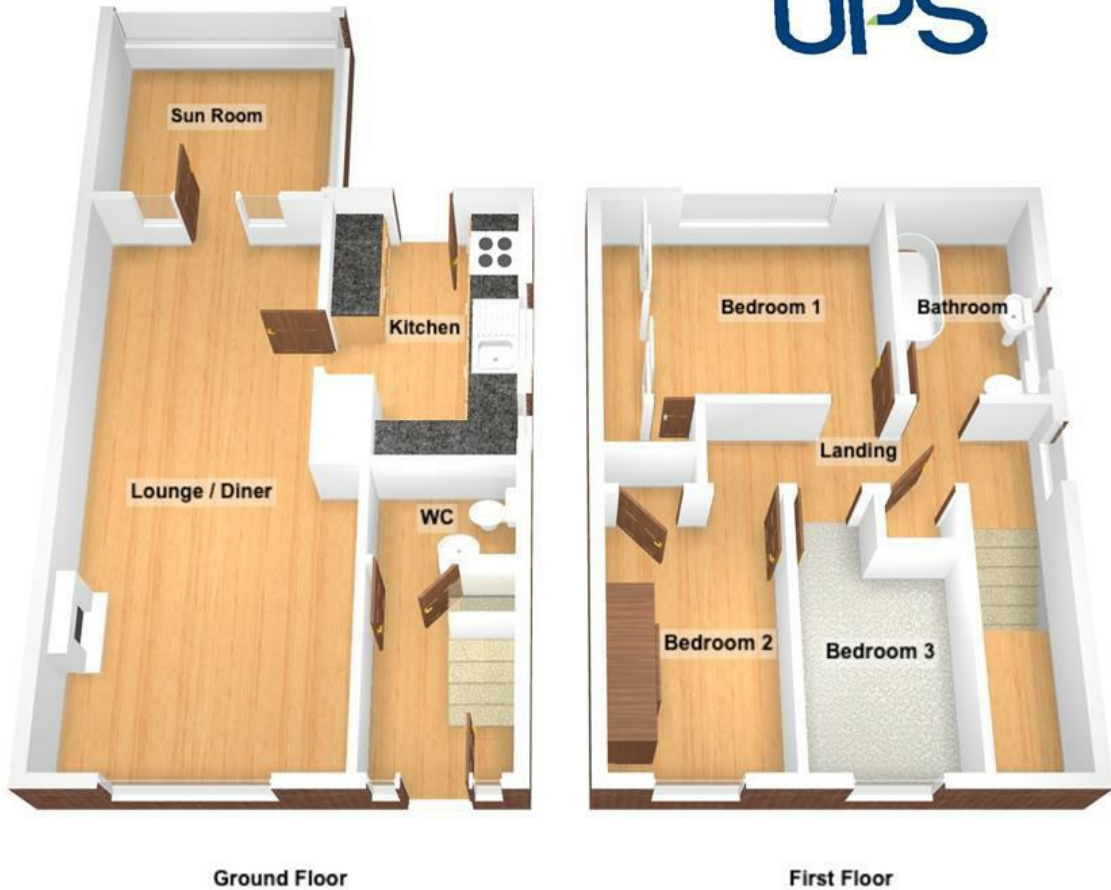


Directions



Floor Plan

68 Birch Drive, BANGOR, BT19 1RY



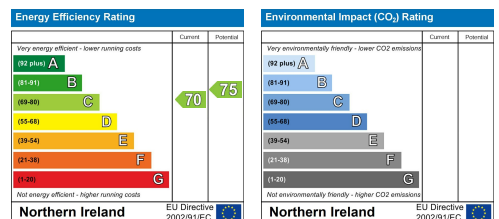
Ground Floor

First Floor

Total Area: 86.0 m² ... 925 ft²

All measurements are approximate and for display purposes only

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