

1 BALLYWALTER GARDENS

Bangor BT19 1QD

- End Terrace
- 3 Bedrooms
- 1+ Reception Room
- Kitchen
- White Shower Room
- Gas Central Heating System
- Front, Rear & Side Gardens
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £80,000

1 Ballywalter Gardens

, Bangor, BT19 1QD



ACCOMMODATION

Half glazed entrance door into ...

ENTRANCE HALL

LOUNGE

14'3" at widest point x 13'9"
(4.34m at widest point x 4.19m)

Open fireplace with Scrabo stone surround and tiled hearth.

KITCHEN/DINING AREA

17'10" x 10'1" (5.44m x 3.07m)
Range of high and low level cupboards and drawers with

roll edge work surfaces. Built-in Blomberg extractor fan and light. Franke 1 1/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine.

STAIRS TO LANDING

BEDROOM 1

12'1" x 8'7" (3.68m x 2.62m)
Laminated wood floor.

BEDROOM 2

10'6" x 10'4" (3.20m x 3.15m)
Laminated wood floor.

BEDROOM 3

9'6" x 8'1" (2.90m x 2.46m)
Laminated wood floor.

SHOWER ROOM

Comprising: Corner shower with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Part PVC panelled walls.

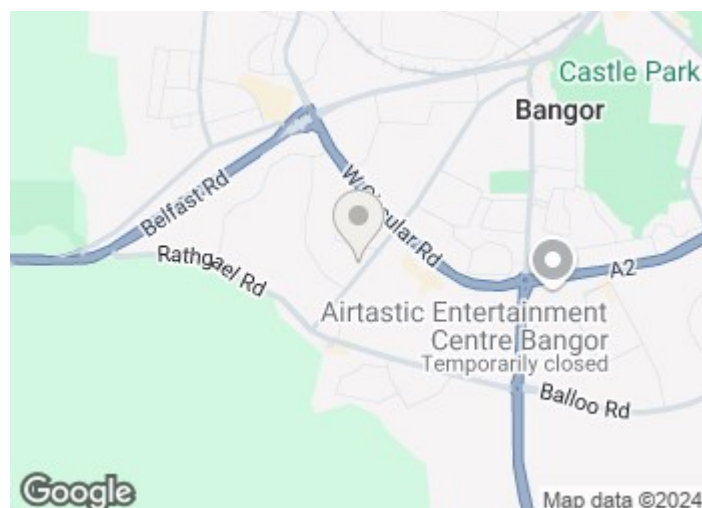
OUTSIDE

FRONT

Garden in lawn.

REAR

Enclosed garden in stones.
Summerhouse. Light and tap.



Directions

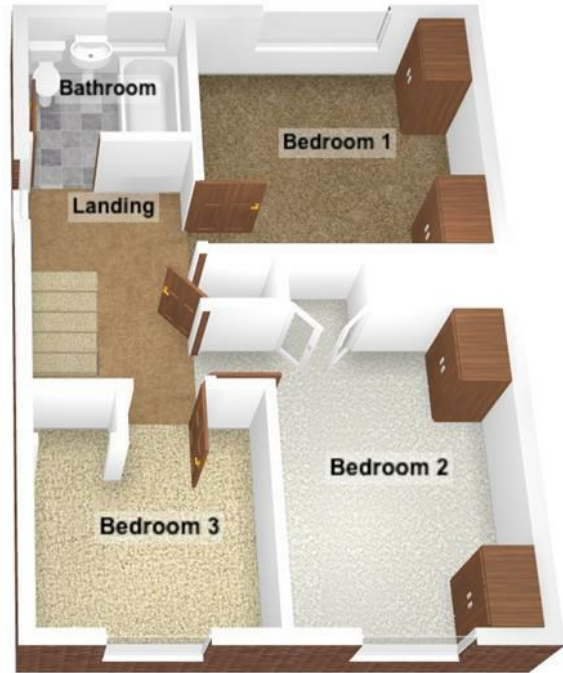


Floor Plan

35, Ballywalter Gardens, BANGOR, BT19 1QE



Ground Floor

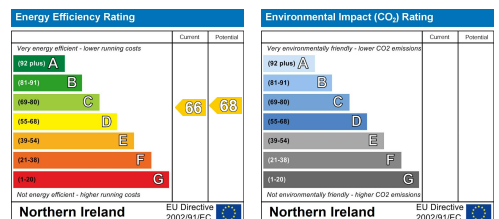


First Floor

Total Area: 74.1 m² ... 798 ft²

All measurements are approximate and for display purposes only

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