

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

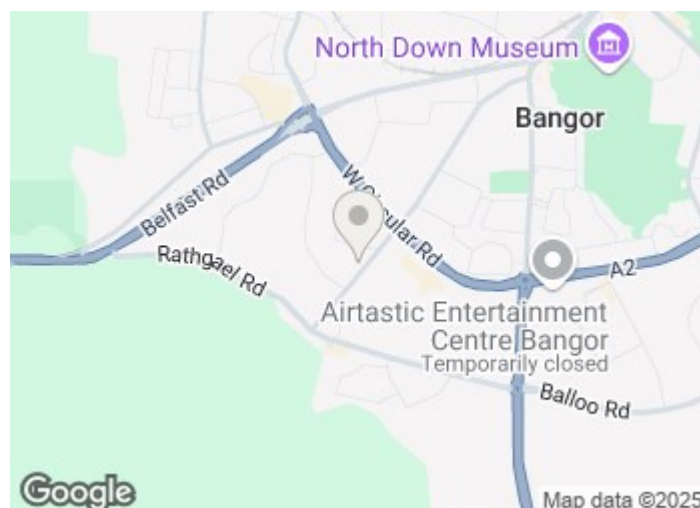
## OUTSIDE

## FRONT

Garden in lawn.

## REAR

Enclosed garden in stones.  
Light and tap.



## Directions

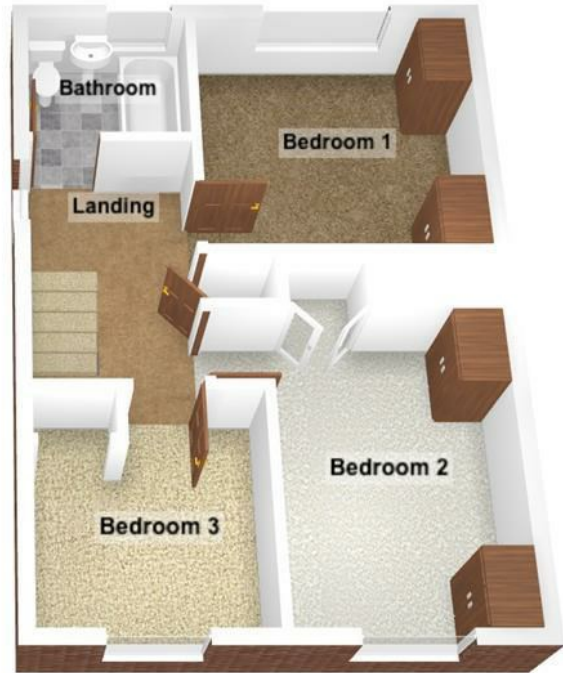


# Floor Plan

35, Ballywalter Gardens, BANGOR, BT19 1QE



Ground Floor

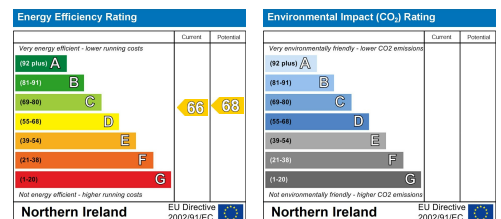


First Floor

Total Area: 74.1 m<sup>2</sup> ... 798 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark