

## 13 ASHBURY ROAD

Bangor BT19 6TZ

- Red Brick Semi Detached Villa
- 3 Bedrooms, 1+ Reception
- White Bathroom Suite
- Serviceable Kitchen
- Gas Fired Heating System
- Double Glazing
- Front & Rear Gardens
- Sought After Residential Location

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>		74	76
(55-68) <b>D</b>			
(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 Around £167,500**

# 13 Ashbury Road

, Bangor, BT19 6TZ



## ACCOMMODATION

White uPVC double glazed front door.

## ENTRANCE HALL

Wooden laminated flooring. Double panel radiator. White uPVC double glazed window.

## LOUNGE

13'5" max x 11'3" (4.09m max x 3.43m)

White uPVC double glazed windows.

Wooden laminate flooring. Double panel radiator. Open plant arch to ....

## DINING AREA

9'9" x 8'9" (2.97m x 2.67m)

White uPVC double glazed windows.

Double panel radiator. Wooden laminate flooring.

## KITCHEN

11'2" max x 8'8" max (3.40m max x 2.64m max)

High and low level units with roll edge work surfaces. Stainless steel sink unit with mixer

taps. Extractor fan. Integrated 4 ring hob and oven. Plumbed for washing machine and dishwasher. Wooden laminate flooring. Single panel radiator. White uPVC double glazed windows and rear door.

## STAIRS TO FIRST FLOOR LANDING

Single panel radiator. Access to roofspace.

## BEDROOM 1 (Rear)

13'1" max to rear of open shelving x 8'9"

(3.99m max to rear of open shelving x 2.67m)

White uPVC double glazed windows.

Wooden laminate flooring. Single panel radiator. Open Shelving.

## BEDROOM 2 (Front)

11'3" x 10'1" (3.43m x 3.07m)

White uPVC double glazed windows. Single panel radiator.

## BEDROOM 3 (Front)

8'1" x 7'9" (2.46m x 2.36m)

White uPVC double glazed windows. Single panel radiator. Open wardrobe space.

## BATHROOM

White suite comprising: Bath with mixer taps and telephone hand shower. Low flush W.C. Pedestal wash hand basin. Built-in shelved cupboard. Tiled floor. Part tiled walls. White uPVC double glazed windows. Single panel radiator.

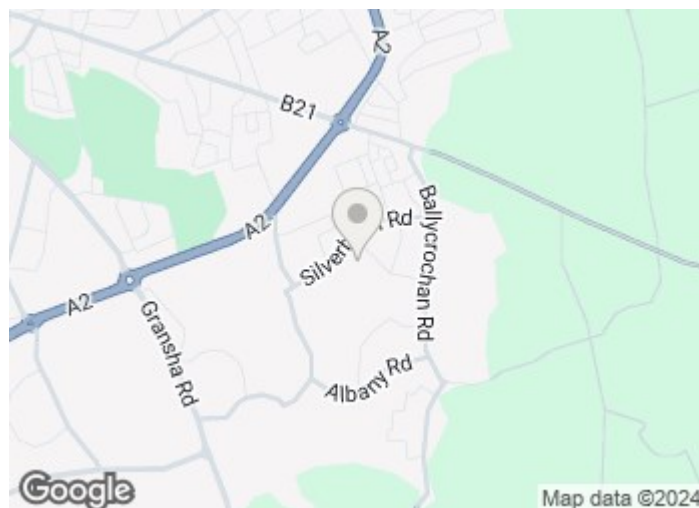
## OUTSIDE

### FRONT

Garden laid in lawn. Driveway.

### ENCLOSED REAR

Garden laid in lawn. Outside tap. Garden gate into Linear Park.

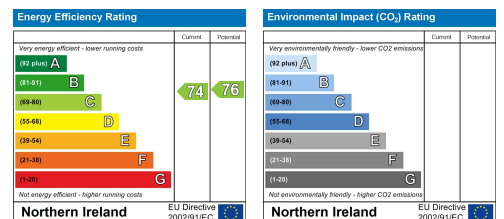


## Directions



# Floor Plan

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