



## 8 ARDKEEN AVENUE

Carnalea Bangor BT19

1ER

- 3 Bedrooms
- Spacious Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Oak Kitchen
- Shower Room
- South facing Rear Garden
- Cul De Sac
- 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>			
(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 £250,000**

# 8 Ardkeen Avenue

Carnalea, Bangor, BT19 1ER



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE

16'7" x 13'11" (5.05m x 4.24m)

Open fireplace with Scrabo stone surround and tiled hearth.

## DINING AREA

13'11" x 10'6" (4.24m x 3.20m)

## KITCHEN

12'9" x 9'11" (3.89m x 3.02m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in Neff 4 ring hob and oven under. Extractor canopy. 11/2 tub single drainer stainless steel sink unit with mixer taps. Built-in hotpress with insulated copper cylinder and immersion heater.

## BEDROOM 1

16'11" x 9'5" (5.16m x 2.87m)

## BEDROOM 2

13'10" x 13'0" (4.22m x 3.96m)

## BEDROOM 3

9'11" x 9'9" (3.02m x 2.97m)

## SHOWER ROOM

Comprising: Shower cubicle.

Vanity unit with inset wash hand basin and mixer taps. W.C.

## UTILITY ROOM

7'2" x 6'6" (2.18m x 1.98m)

Range of high and low level units. Plumbed for washing machine.

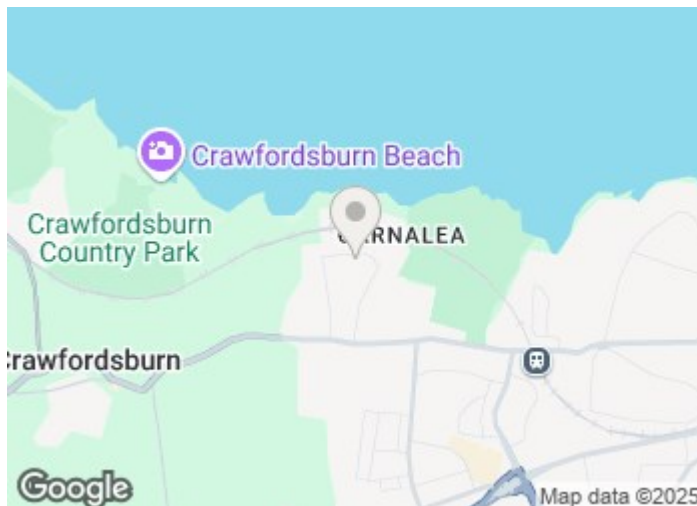
## OUTSIDE

### FRONT

Garden in lawn with Hedges and shrubs.

### REAR

Enclosed south facing garden in lawn with trees and shrubs. PVC oil tank. Boiler house. Tap. Light.



## 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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