



## 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>			67
(39-54) <b>E</b>		43	
(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.

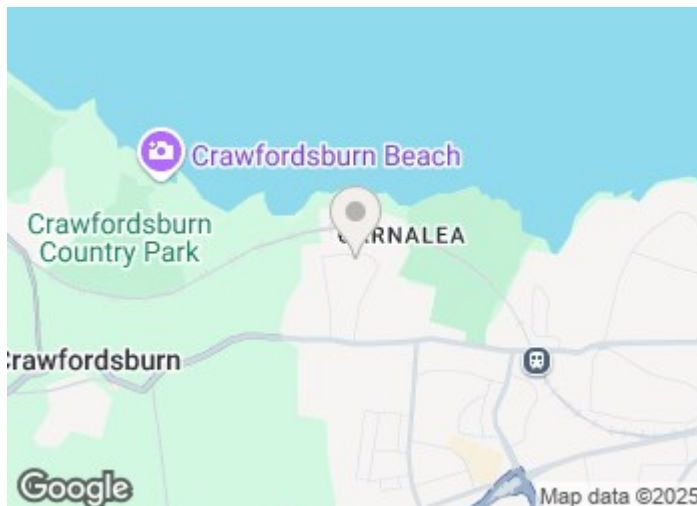
## OUTSIDE

### 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

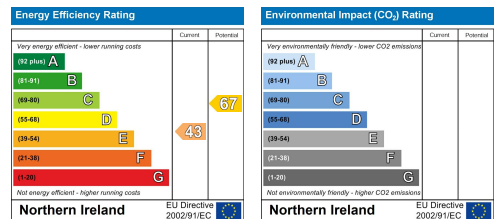
8 Ardkeen Avenue, BANGOR, BT19 1ER



Total Area: 105.4 m<sup>2</sup> ... 1134 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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