



## 7 ROWAN GLEN

Bangor BT19 7UU

- 2 Bedrooms
- Well Proportioned Lounge
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Open Aspect To Rear
- 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 £112,500**

# 7 Rowan Glen

, Bangor, BT19 7UU



## ACCOMMODATION

### ENTRANCE HALL

uPVC double glazed entrance door with stairs ....

### UPPER LEVEL

Landing with archway ...

### LOUNGE

15'4" x 13'2" (4.67m x 4.01m)  
Feature picture window over looking school playing fields.  
Archway to ....

### KITCHEN

9'9" x 6'8" (2.97m x 2.03m)  
Range of low level cupboards

and drawers roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Exposed brick effect splashback.

### LOWER LEVEL

#### BEDROOM 1

13'3" x 9'3" (4.04m x 2.82m)  
French door to rear garden.

#### BEDROOM 2

9'2" x 7'11" (2.79m x 2.41m)  
Laminated wood flooring.  
Plumbed for washing machine.  
Storage cupboard.

## BATHROOM

White suite comprising:  
Panelled bath with mixer taps and Triton electric shower.  
Pedestal wash hand basin and low flush W.C.

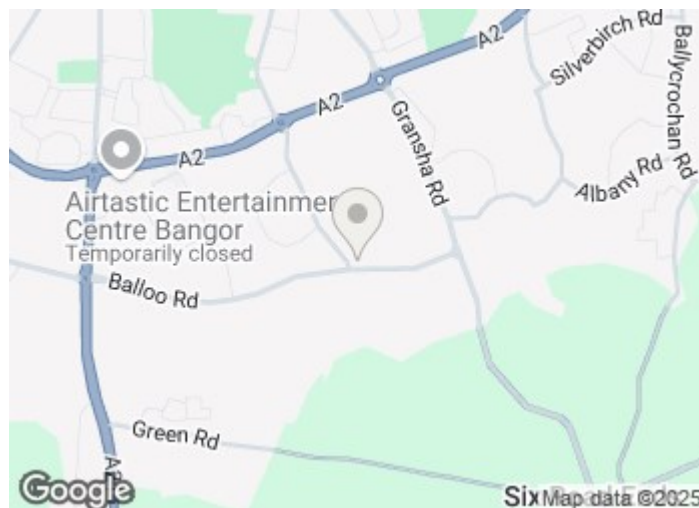
## OUTSIDE

### FRONT

Tarmac driveway. Tap. Light.

### REAR

Enclosed garden in paving.



## 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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