



## 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>                     | 74      | 76        |
| 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 and 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.

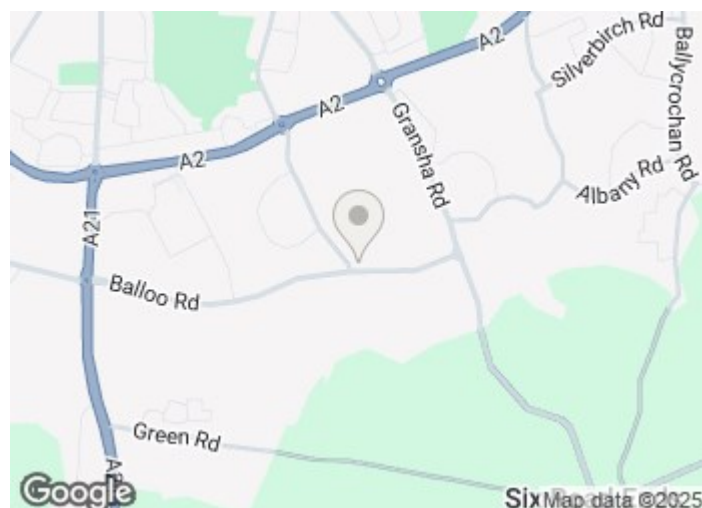
## OUTSIDE

### FRONT

Tarmac driveway. Tap. Light.

### REAR

Enclosed garden in paving.



## Directions



Floor Plan

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