



6 BALLYVARNET LANE

Bangor BT19 1QB

- 3 Bedrooms (Ensuite)
- Spacious Lounge
- Kitchen / Dining Area
- Phoenix Gas Heating System
- uPVC Double Glazing
- White Bathroom Suite
- Downstairs Wash Room
- Handy Location
- Well Presented Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B	82	82
(39-60) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Offers Over £185,000

6 Ballyvarnet Lane

, Bangor, BT19 1QB



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

LOUNGE

14'6" x 12'5" (4.42m x 3.78m)

Wood burning stove with slate hearth.

KITCHEN / DINING AREA

15'8" x 12'2" (4.78m x 3.71m)

Range of modern grey high and low level cupboards and drawers with roll edge work surfaces. Built-in Nordmende 4 ring gas hob and oven under. Extractor canopy with integrated fan and light. Integrated fridge/freezer and dishwasher. Part tiled walls. Ceramic tiled floor. uPVC double glazed French doors to rear.

WASH ROOM

Comprising: Wash hand basin with mixer taps and splash back. W.C. Ceramic tiled floor. Built-in extractor fan.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

11'4" x 10'4" (3.45m x 3.15m)

ENSUITE

Comprising: Shower cubicle with Thermostatic shower over. Wash hand basin with mixer taps and splash back. W.C. Ceramic tiled floor. Chrome heated towel rail.

BEDROOM 2

12'0" x 9'4" (3.66m x 2.84m)

BEDROOM 3

10'0" x 8'7" (3.05m x 2.62m)

BATHROOM

White suite comprising: Panelled bath with mixer taps. Wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor.

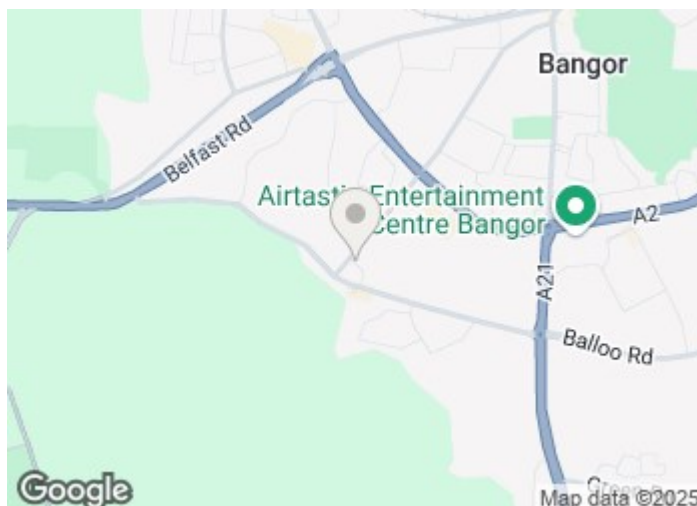
OUTSIDE

FRONT

Garden in lawn. Light.

REAR

Enclosed garden with paved patio.

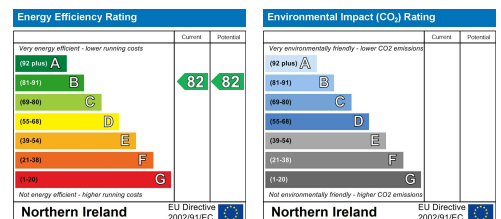


Directions



Floor Plan

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