



## 8 RUTHERGLEN GARDENS

Bangor BT19 1DY

- Pleasing Red Brick Bangor West Semi-Villa
- 3 Bedrooms & 2 Receptions
- Serviceable Kitchen
- Enticing 3 Piece White Shower Room
- Double Glazing & Oil Fired Heating System
- Attached Garage
- Manageable Tended Gardens
- Appealing Cul-De-Sac Location

| 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>                            |         | 69                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 50      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

**Offers Around £185,000**

# 8 Rutherglen Gardens

, Bangor, BT19 1DY



### ACCOMMODATION

White uPVC double glazed front door. White uPVC double glazed side panel.

### ENTRANCE HALL

Single panel radiator. Corniced ceiling. Understairs storage/cloak room.

### LOUNGE

13'9" max x 10'10" max (4.19m max x 3.30m max) White uPVC double glazed windows. Double panel radiator. Corniced ceiling. Dimmer switch.

### DINING/FAMILY ROOM

12'0" max x 9'7" max (3.66m max x 2.92m max) uPVC double glazed windows. Fireplace (not in use) with tiled hearth. Corniced ceiling. Double panel radiator.

### KITCHEN

13'8" max x 7'6" max (4.17m max x 2.29m max) High and low level units with roll edge work surfaces. Stainless steel sink unit with mixer taps. Panelled ceiling. Ceiling downlighters. Shelved cupboard. Plumbed for washing machine. uPVC double glazed windows and rear door.

### STAIRS TO FIRST FLOOR LANDING

uPVC double glazed window. Access to roospace with ladder.

### BEDROOM 1 (Front)

11'8" x 9'4" (3.56m x 2.84m) uPVC double glazed windows. Single panel radiator.

### BEDROOM 2 (Rear)

11'8" max x 9'4" max (3.56m max x 2.84m max) White uPVC double glazed window. Single panel radiator.

### BEDROOM 3 (Front)

8'7" max x 7'4" max (2.62m max x 2.24m max) White uPVC double glazed windows. Single panel radiator. Raised wardrobe with sliding doors.

### SHOWER ROOM

White suite comprising: Low flush W.C. Pedestal wash hand basin with mixer tap. Spacious walk-in tiled shower cubicle with electric shower. Built-in hotpress with insulated copper cylinder .Willis type immersion heater. Single panel radiator. Part tiled walls. White uPVC double glazed windows.

### OUTSIDE

#### ATTACHED GARAGE

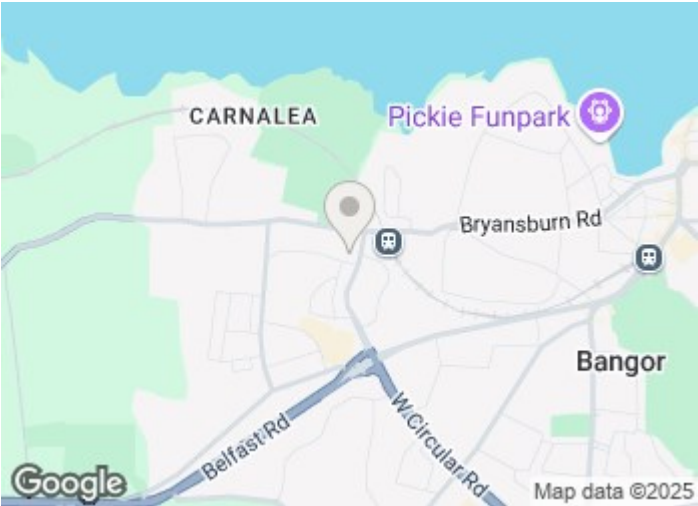
13'11" max x 8'3" max (4.24m max x 2.51m max) Roller shutter door. Light and power. Oil fired boiler. Rear access door.

#### FRONT

Garden laid in lawn. Plants and shrubs. Paved path. Tarmac drive.

#### REAR

Garden laid in lawn. Outside tap. Paved area. Light point. PVC oil tank.



### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

