



## 44 BALLYMACORMICK AVENUE

Bangor BT19 6AY

- 2 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Oil Fired Heating System
- Kitchen
- White Bathroom Suite
- 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 £150,000**

# 44 Ballymacormick Avenue

, Bangor, BT19 6AY



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE PORCH

6 Pane half glazed door into ...

## ENTRANCE HALL

Built-in cloaks cupboard. Built-in hotpress with lagged copper cylinder and Willis type immersion heater. 6 Pane half glazed door into ...

## LOUNGE

17'0" x 10'11" (5.18m x 3.33m)  
Open fireplace with cast iron surround with ornamental tiled insets, slate hearth and mahogany mantel.

## BEDROOM 1

12'1" x 10'1" to wardrobe (3.68m x 3.07m to wardrobe)

Range of built-in wardrobes with mirrored sliding doors.

## BEDROOM 2

10'6" x 8'11" (3.20m x 2.72m)

6 Pane half glazed door into ...

## KITCHEN

14'5" x 9'4" (4.39m x 2.84m )

Range of white high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. 1 1/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine.

## BATHROOM

White suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Tiled walls.

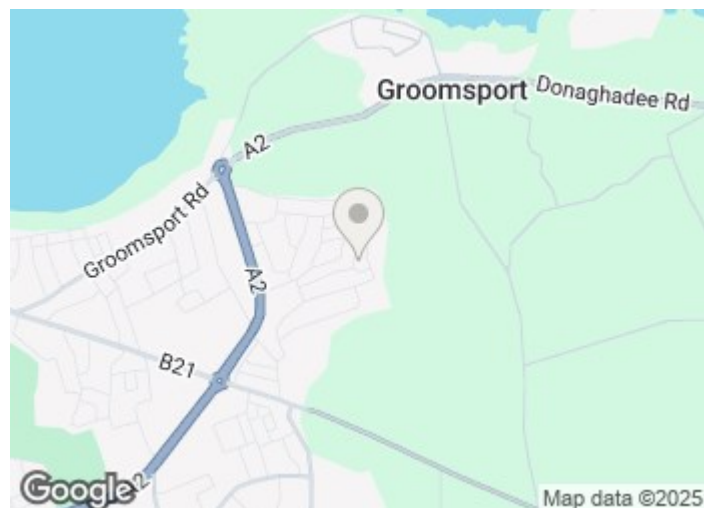
## OUTSIDE

### FRONT

Garden in lawn.

### REAR

Garden in lawn. Boiler house. PVC oil tank. Light.



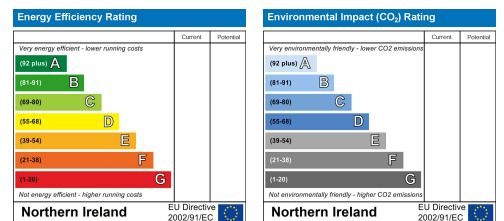
## Directions





# 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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