



3 BALLYGOWAN GARDENS

Bangor BT19 1QG

- 3 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Oil Fired Heating System
- Grey Gloss Kitchen
- White Bathroom Suite
- Handy Downstairs Wash Room
- Well Presented Throughtout

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | 48 | 55 |
| EU Directive 2002/91/EC | | |

Offers Over £115,000

3 Ballygowan Gardens

, Bangor, BT19 1QG



ACCOMMODATION

uPVC double glazed entrance door.

ENTRANCE HALL

Laminate wood flooring.

LOUNGE

13'11" max x 14'3" max (4.24m max x 4.34m max)

Part glazed door from hall. Laminated wood floor.

KITCHEN

10'7" max x 10'1" excluding recess (3.23m max x 3.07m excluding recess)

Grey gloss high and low level cupboards and drawers with roll edge work surfaces.

Stainless steel sink unit with mixer taps.

Extractor fan. Plumbed for washing machine and dishwasher. Ceramic tiled floor. Part tiled walls. Panelled ceiling with 8 downlights. Understairs storage cupboard.

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C. Ceramic tiled floor. PVC panelled walls and ceiling. 2 Downlights. Built-in extractor fan.

STAIRS TO FIRST FLOOR LANDING

Access to roofspace. Built-in hotpress with lagged copper cylinder and Willis type immersion heater.

BEDROOM 1 (Front)

12'0" x 8'8" excluding recess (3.66m x 2.64m excluding recess)

Built-in wardrobe with cupboard over.

BEDROOM 2 (Rear)

10'6" x 10'0" (3.20m x 3.05m)

Built-in wardrobe with cupboard over.

BEDROOM 3 (Front)

9'1" max x 8'1" max (2.77m max x 2.46m max)

Built-in wardrobe with cupboard over.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Triton electric shower. W.C. Vanity unit with inset wash hand basin. PVC panelled walls and ceiling. 4 Downlights. Laminate wood flooring.

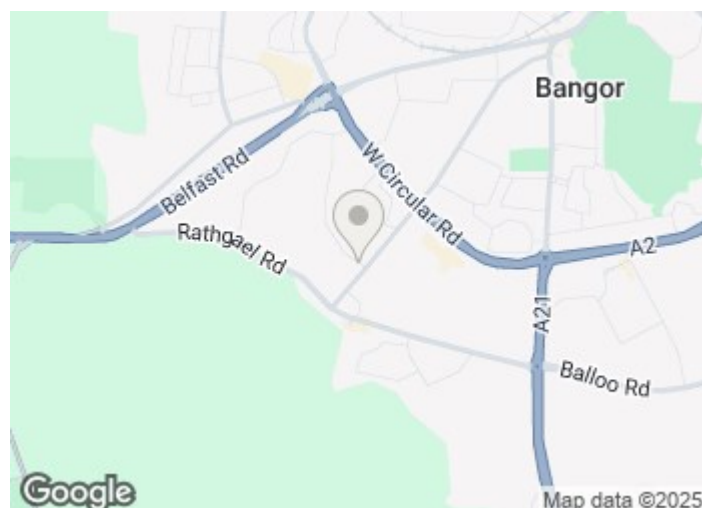
OUTSIDE

FRONT

Garden laid in lawn with plants and shrubs. Concrete and paved path.

ENCLOSED REAR

Garden shed: 10'0" x 6'0": Light and power. Garden shed: 7'2" x 5'0" Garden laid in concrete and partly paved. Light point. PVC oil tank. Boiler house.



Directions



Floor Plan

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