



## 22 MEADOWVALE DRIVE

Bangor BT19 1HP

- Well Presented Throughout
- Conservatory
- Flexible Accommodation
- uPVC Double Glazing
- Oil Fired Heating System
- Cream Kitchen
- White Bathroom Suite
- Low Maintenance Gardens
- Corner Site / 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		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Over £175,000**

# 22 Meadowvale Drive

, Bangor, BT19 1HP



### ACCOMMODATION

uPVC doubl glazed entrance door with uPVC double glazed leaded side panel into ...

### ENTRANCE HALL

LVT water proof floor. Built-in hotpress with lagged copper cylinder and immersion heater. Pine ceiling with 3 Downlights.

### LOUNGE

14'1" x 10'9" (4.29m x 3.28m)  
Open fireplace with multi-fuel stove, slate hearth and solid oak mantel. Oak wood floor.

### BEDROOM 3/DINING ROOM

12'2" x 10'5" (3.71m x 3.18m)  
Solid oak wood floor. Understairs storage cupboard. uPVC double glazed French doors leading to rear.

### KITCHEN

10'8" x 9'1" (3.25m x 2.77m)  
Cream hand painted high and low level

cupboards and drawers with oak roll edge work surfaces incorporating unit display cabinets. Extractor hood with integrated fan and light. Ceramic single drainer sink unit with mixer taps. Plumbed for washing machine. Integrated fridge/freezer. Solid oak wood floor.

### CONSERVATORY

10'9" x 9'0" (3.28m x 2.74m)  
Oak wood floor. uPVC double glazed French doors leading to rear.

### BATHROOM

White suite comprising: Pine panelled bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin and mixer tap. W.C. Pine panelled walls. LVT water proof floor.

### STAIRS TO LANDING

Pine ceiling with 3 Downlights.

### BEDROOM 1

10'7" x 8'10" (3.23m x 2.69m)  
Range of built-in wardrobes with mirrored sliding doors. Laminated wood floor. Access to eaves.

### BEDROOM 2

12'0" x 7'1" (3.66m x 2.16m)  
Laminated wood floor.

### OUTSIDE

**FRONT**  
Garden in lawn with shrubs.

**REAR**  
Enclosed garden in stones with raised flowerbed in shrubs. Brick pavior patio. Shed with steel roof: 10'0" x 8'0" Light and power. Plumbed for washing machine. Tap and Sensor light.



### Directions





Floor Plan

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