



## 5 BEXLEY DRIVE

Bangor BT19 7ZQ

- 3 Bedrooms (Ensuite)
- Spacious Living Room
- Kitchen / Dining Area
- Phoenix Gas Heating System
- Double Glazing
- Coloured Bathroom Suite
- Generous Rear Garden
- Cul De Sac

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 £185,000**

# 5 Bexley Drive

, Bangor, BT19 7ZQ



## ACCOMMODATION

### COVERED PORCH

Half leaded entrance door with half leaded side panels into ...

### ENTRANCE HALL

Laminated wood floor. Telephone point.

### WASH ROOM

Comprising: Pedestal wash hand basin. W.C.

### LOUNGE

14'7" x 11'3" (4.45m x 3.43m)

Open fireplace with cast iron multi-fuel stove and wooden mantel. Laminated wood floor. Cornice.

### DINING AREA

11'4" x 10'9" (3.45m x 3.28m)

Laminated wood floor. uPVC double glazed patio door to rear.

## KITCHEN/DINING AREA

18'4" x 11'10" (5.59m x 3.61m)

Range of hand painted high and low level cupboards and drawers with roll edge work surfaces. Breakfast bar. 11/2 tub single drainer sink unit with mixer taps. Extractor hood with integrated extractor fan and light.

Plumbed for washing machine. Laminated wood floor. Part tiled walls. Understairs cupboard with light.

### FIRST FLOOR

Built-in storage cupboard.

### BEDROOM 1

14'8" x 11'4" (4.47m x 3.45m)

Range of built-in wardrobes with mirrored sliding doors.

### ENSUITE

COMPRISING: Tiled shower cubicle with Thermostatic shower over. Pedestal wash hand basin with splash back. W.C. 2 Downlights.

## BEDROOM 2

13'4" x 8'9" (4.06m x 2.67m)

6 Downlights. Double glazed Velux window.

## BEDROOM 3

11'10" x 8'4" (3.61m x 2.54m)

## BATHROOM

Coloured suite comprising: Panelled bath with mixer taps and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Pine ceiling.

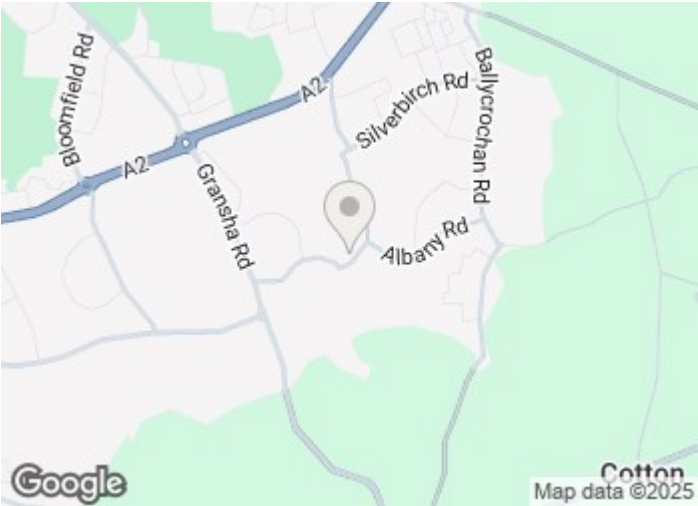
## OUTSIDE

### FRONT

Tarmac driveway Garden in lawn with shrubs. Light.

### REAR

Enclosed garden in lawn with shrubs. Tap. Light. Paved patio. Shed.



## 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.

