



35 BALLYMINETRACH GARDENS

Bangor BT19 7RJ

- End Terrace
- 3 Bedrooms
- Spacious Lounge
- Modern Grey Kitchen
- uPVC Double Glazing
- Oil Fired Heating System
- White Bathroom Suite
- Well Presented Throughout
- Open Aspect
- Handy Location

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	55	67
		EU Directive 2002/91/EC

Offers Over £130,000

35 Ballyminetragh Gardens

, Bangor, BT19 7RJ



ACCOMMODATION

uPVC double glazed entrance door with leaded glass lights into ...

ENTRANCE HALL

Telephone point. Half glazed door with etched glass into ...

LOUNGE

16'2" x 11'7" (4.93m x 3.53m)
Laminated wood floor.

KITCHEN

19'8" x 9'5" (5.99m x 2.87m)
Range of grey high and low level cupboards and drawers with roll edge work surfaces. 11/2 tub single drainer stainless steel sink unit with mixer taps. Built-in Lamona 4 ring ceramic hob and oven. Extractor

canopy with integrated fan and light. Plumbed for washing machine and dishwasher. Laminated wood floor. Part tiled walls. 8 Downlights.

FIRST FLOOR

Built-in hotpress with lagged copper cylinder and immersion heater.

BEDROOM 1

10'7" x 9'11" (3.23m x 3.02m)
Built-in wardrobe.

BEDROOM 2

11'9" x 8'10" (3.58m x 2.69m)
Built-in wardrobe.

BEDROOM 3

9'6" x 7'5" (2.90m x 2.26m)

BATHROOM

White suite comprising: Panelled bath with mixer taps and Redring electric shower. Vanity unit with inset wash hand basin. W.C. Built-in extractor fan. Tiled walls. Ceramic tiled floor. 4 Downlights.

OUTSIDE

FRONT

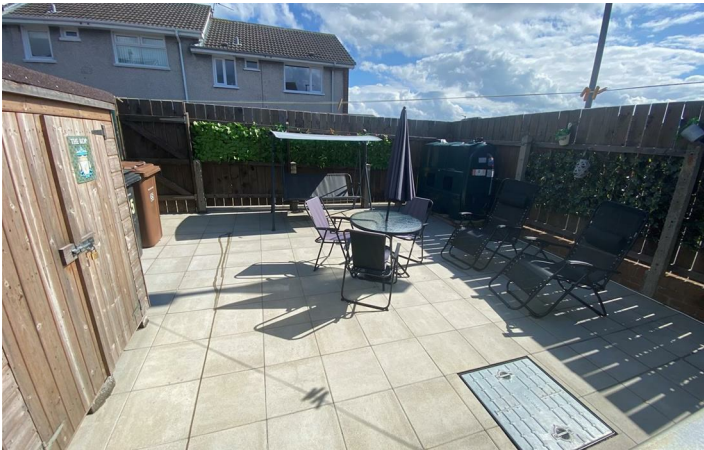
Garden in stones with shrubs.

ENCLOSED REAR

Garden in pavestones. PVC oil tank. Boiler house. Sensor lights. Tap.



Directions



Floor Plan

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