



## 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) <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>	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.

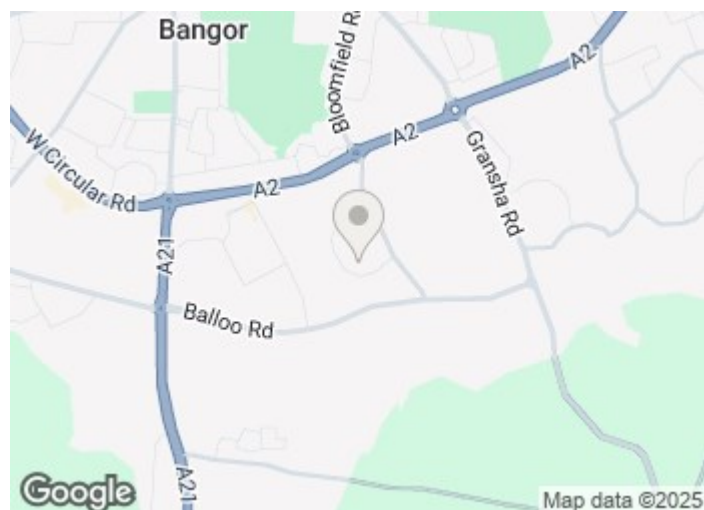
## OUTSIDE

## FRONT

Garden in stones with shrubs.

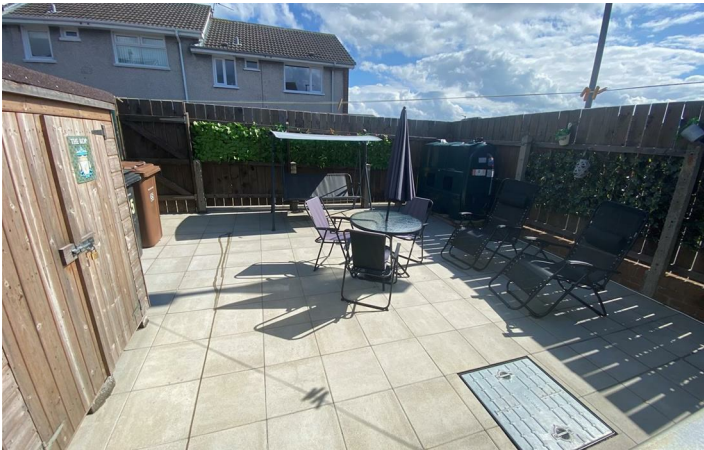
## ENCLOSED REAR

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



## Directions





Floor Plan

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.

