

8 ARDKEEN AVENUE

Carnalea Bangor BT19 1ER

- 3 Bedrooms
- Spacious Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Oak Kitchen
- Shower Room
- South facing Rear Garden
- Cul De Sac
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £250,000

8 Ardkeen Avenue

Carnalea, Bangor, BT19 1ER



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

LOUNGE

16'7" x 13'11" (5.05m x 4.24m)

Open fireplace with Scrabo stone surround and tiled hearth.

DINING AREA

13'11" x 10'6" (4.24m x 3.20m)

KITCHEN

12'9" x 9'11" (3.89m x 3.02m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in Neff 4

ring hob and oven under.

Extractor canopy. 11/2 tub single drainer stainless steel sink unit with mixer taps. Built-in hotpress with insulated copper cylinder and immersion heater.

BEDROOM 1

16'11" x 9'5" (5.16m x 2.87m)

BEDROOM 2

13'10" x 13'0" (4.22m x 3.96m)

BEDROOM 3

9'11" x 9'9" (3.02m x 2.97m)

SHOWER ROOM

Comprising: Shower cubicle.

Vanity unit with inset wash hand basin and mixer taps. W.C.

UTILITY ROOM

7'2" x 6'6" (2.18m x 1.98m)

Range of high and low level units. Plumbed for washing machine.

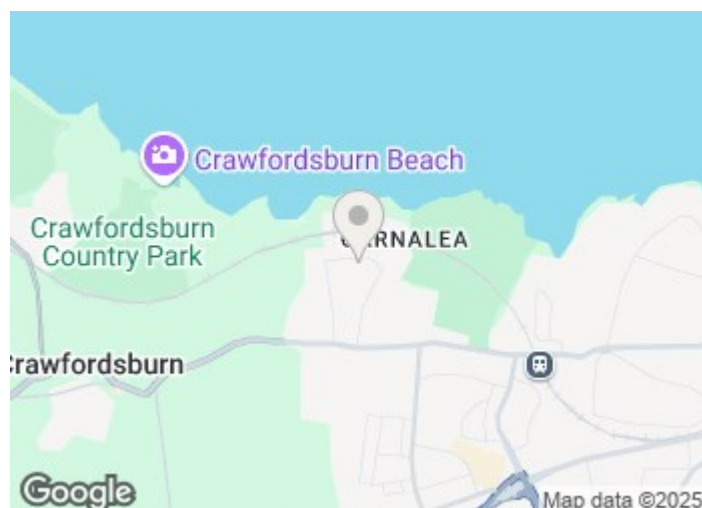
OUTSIDE

FRONT

Garden in lawn with Hedges and shrubs.

REAR

Enclosed south facing garden in lawn with trees and shrubs. PVC oil tank. Boiler house. Tap. Light.



Directions



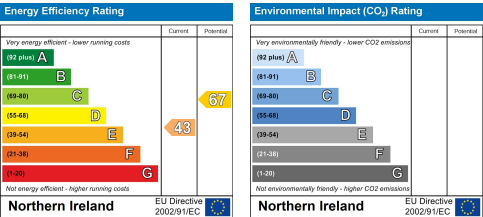
Floor Plan

8 Ardkeen Avenue, BANGOR, BT19 1ER



Total Area: 105.4 m² ... 1134 ft²
All measurements are approximate and for display purposes only

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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark