

## 7 ROWAN GLEN

Bangor BT19 7UU

- 2 Bedrooms
- Well Proportioned Lounge
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Open Aspect To Rear
- 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		
<b>Northern Ireland</b>	74	76
EU Directive 2002/91/EC		

**Offers Around £119,950**

# 7 Rowan Glen

, Bangor, BT19 7UU



## ACCOMMODATION

### ENTRANCE HALL

uPVC double glazed entrance door with stairs ....

### UPPER LEVEL

Landing with archway ...

### LOUNGE

15'4" x 13'2" (4.67m x 4.01m)  
Feature picture window over looking school playing fields.  
Archway to ....

### KITCHEN

9'9" x 6'8" (2.97m x 2.03m)  
Range of low level cupboards

and drawers roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Exposed brick effect and Triton electric shower. splashback.

### LOWER LEVEL

#### BEDROOM 1

13'3" x 9'3" (4.04m x 2.82m)  
French door to rear garden.

#### BEDROOM 2

9'2" x 7'11" (2.79m x 2.41m)  
Laminated wood flooring.  
Plumbed for washing machine.  
Storage cupboard.

## BATHROOM

White suite comprising:  
Panelled bath with mixer taps and Triton electric shower.  
Pedestal wash hand basin and low flush W.C.

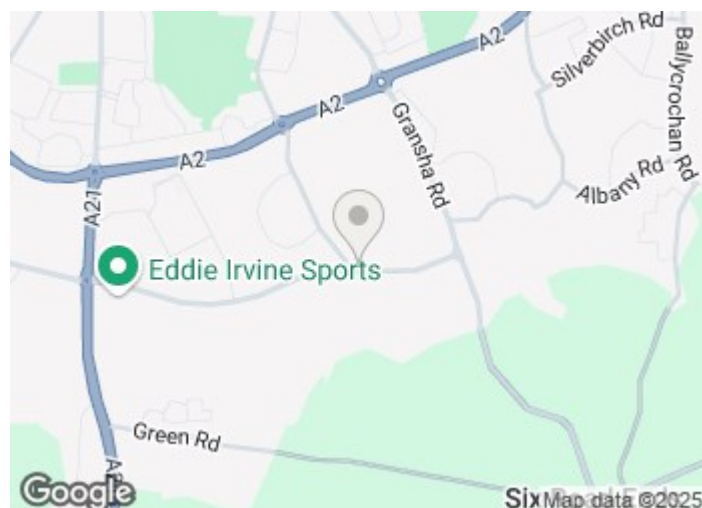
## OUTSIDE

### FRONT

Tarmac driveway. Tap. Light.

### REAR

Enclosed garden in paving.



## Directions



Floor Plan

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