

## 16 SPRINGWELL AVENUE

Groomsport Bangor BT19  
6LA

- 2 Bedrooms
- Lounge
- uPVC Double Glazing
- Phoenix Gas Heating System
- Kitchen / Dining Area
- White Bathroom Suite
- Downstairs Wash Room / Utility

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>	66	71
		EU Directive 2002/91/EC

**Offers Over £120,000**

# 16 Springwell Avenue

Groomsport, Bangor, BT19 6LA



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE PORCH

uPVC double glazed door into ...

## ENTRANCE HALL

## LOUNGE

14'4" x 12'9" (4.37m x 3.89m)

Open fireplace with multi fuel stove, tiled surround and hearth, mahogany mantel. Cornice ceiling. Double brass dimmer switch. Understairs storage cupboard.

## KITCHEN

17'10" x 8'0" (5.44m x 2.44m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Electrolux 4 ring gas hob and Candy oven under. Extractor hood with

integrated extractor fan and light. 11/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine. Part tiled walls to dado. Pine ceiling. 4 Downlighters. Concealed lighting.

## WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps. W.C. Double glazed Velux window. Built-in extractor fan.

## UTILITY

## STAIRS TO 1ST FLOOR LANDING

## BEDROOM 1

13'0" x 10'2" (3.96m x 3.10m)

Built-in wardrobe.

## BEDROOM 2

10'6" x 8'10" (3.20m x 2.69m)

## BATHROOM

White suite comprising: Panelled bath

with mixer tap and Mira Decor electric shower. Vanity unit with inset wash hand basin and mixer tap. W.C. PVC panelled walls and ceiling. 3 Downlights. Anthracite heated towel rail.

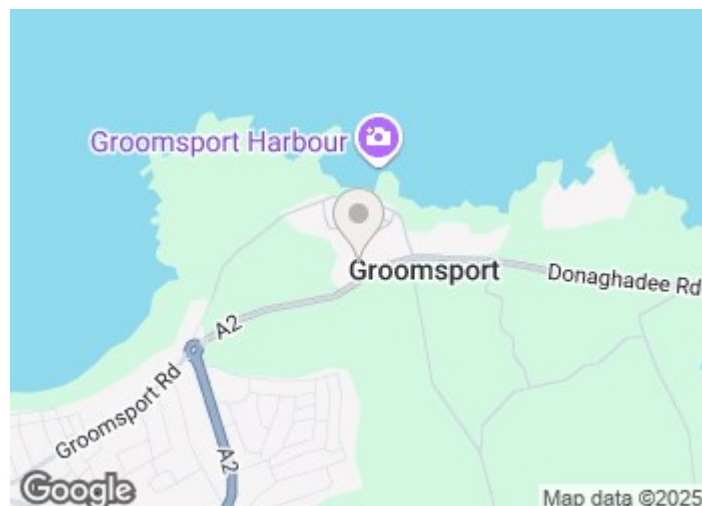
## OUTSIDE

## FRONT

Garden in paving with shrubs and pebbles.

## REAR

Garden in stones. Tap. Light.



## Directions





Floor Plan

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