



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) A			
(81-91) B			
(69-80) C			
(55-68) D		66	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £120,000

16 Springwell Avenue

Groomspport, 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.

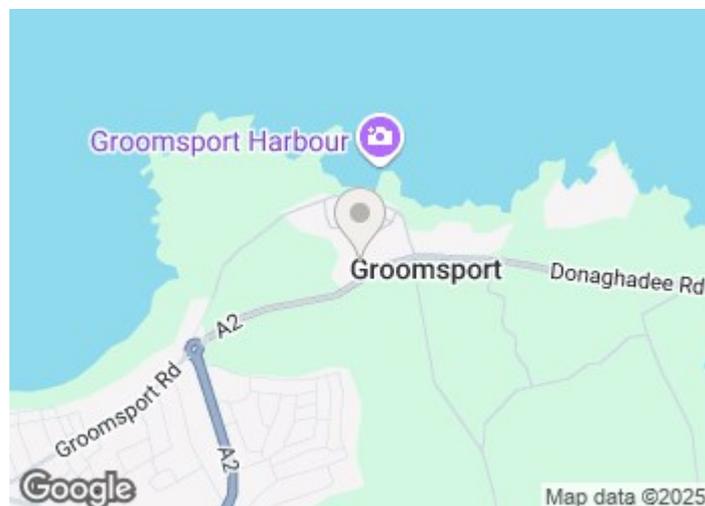
OUTSIDE

FRONT

Garden in paving with shrubs and pebbles.

REAR

Garden in stones. Tap. Light.

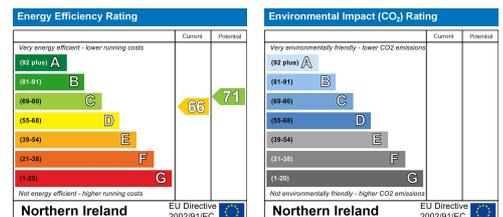


Directions



Floor Plan

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