




7 BALMORAL DALE

Bangor BT19 7XJ

- 3 Bedrooms (Ensuite)
- Spacious Lounge
- Dark Grey Kitchen / Living Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Handy Downstairs Wash Room / Utility Room
- Well Presented Throughout
- Cul De Sac
- Handy Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	82	82
	EU Directive 2002/91/EC 	

Offers Over £249,950

7 Balmoral Dale

, Bangor, BT19 7XJ



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C. Ceramic tiled floor. 2 Downlights.

LOUNGE

20'1" x 10'4" (6.12m x 3.15m)

Multi-fuel stove with granite hearth.

KITCHEN

20'0" x 12'8" (6.10m x 3.86m)

Dark grey high and low level cupboards and drawers with Formica work surfaces.

Built-in Bosch 4 ring hob and oven

under. Extractor canopy with integrated fan and light. Ceramic single drainer sink

unit with mixer taps. Integrated

dishwasher and fridge/freezer. Ceramic tiled floor.

UTILITY ROOM

7'11" x 5'10" (2.41m x 1.78m)

Range of dark grey units with Formica work surfaces. Plumbed for washing machine.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

12'8" x 9'3" (3.86m x 2.82m)

ENSUITE

Comprising: Tiled shower cubicle with Thermostatic shower over and Drencher.

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

2 Downlights. Built-in extractor fan.

BEDROOM 2

9'7" x 10'5" widening to 14'1" into door

recess (2.92m x 3.18m widening to 4.29m into door recess)

BEDROOM 3

8'7" x 10'4" widening to 14'2" into door

recess (2.62m x 3.15m widening to 4.32m into door recess)

Laminated wood floor.

BATHROOM

White suite comprising: Free standing bath with mixer tap and telephone

shower attachment. Corner shower with

Thermostatic shower over. Vanity unit

with inset wash hand basin. W.C. Part

tiled walls. Ceramic tiled floor. 4

Downlights. Built-in extractor fan.

Chrome heated towel rail.

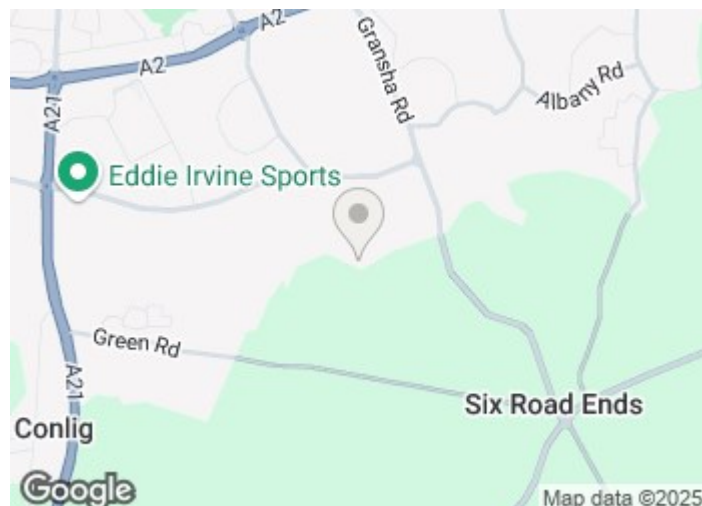
OUTSIDE

FRONT

Garden in lawn with shrubs. Light.

REAR

Enclosed garden, decked patio with covered area. Paved patio. Light. Tap.



Directions



Floor Plan

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