



## 11 BEXLEY DRIVE

Bangor BT19 7ZQ

- Flexible Accommodation
- 4 Bedrooms (Ensuite)
- 2+ Reception Rooms
- Conservatory
- uPVC Double Glazing
- Oil Fired Heating System
- Double Garage
- Cul De Sac
- Extended Semi
- 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>	63	70
		EU Directive 2002/91/EC

**Offers Over £230,000**

# 11 Bexley Drive

, Bangor, BT19 7ZQ



## ACCOMMODATION

uPVC double glazed entrance door with leaded glass lights and uPVC double glazed side panels into ...

## ENTRANCE HALL

Laminated wood floor.

## WASH ROOM

Comprising: Pedestal wash hand basin. W.C.

## LOUNGE

14'6" x 11'7" (4.42m x 3.53m)

Open fireplace with marble surround and hearth.

## DINING AREA

11'7" x 10'9" (3.53m x 3.28m)

Laminated wood floor. uPVC patio door leading to...

## CONSERVATORY

8'9" x 7'9" (2.67m x 2.36m)

Laminated wood floor. uPVC french doors leading to rear....

## KITCHEN

11'7" x 10'8" (3.53m x 3.25m)

Range of high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Extractor hood with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. Laminated wood floor.

## STUDY

8'5" x 7'4" (2.57m x 2.24m)

Understairs storage cupboard.

## BEDROOM 4

12'7" x 10'9" (3.84m x 3.28m)

6 Downlights.

## ENSUITE

Comprising: Walk-in shower with Triton Safeguard electric shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. 4 Downlights. Built-in extractor fan.

## STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## BEDROOM 1

14'7" x 11'7" (4.45m x 3.53m)

Built-in double wardrobe with mirrored sliding doors.

## ENSUITE

Comprising: Corner shower with Mira Advance electric shower. Vanity unit with inset wash hand basin and mixer tap. W.C. Tiled walls. Built-in extractor fan.

## BEDROOM 2

13'8" x 8'6" (4.17m x 2.59m)

Double glazed Velux window.

## BEDROOM 3

11'8" x 8'5" (3.56m x 2.57m)

Range of built-in bedroom furniture.

## BATHROOM

Coloured suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls.

## OUTSIDE

## DETACHED GARAGE

19'11" x 16'0" (6.07m x 4.88m)

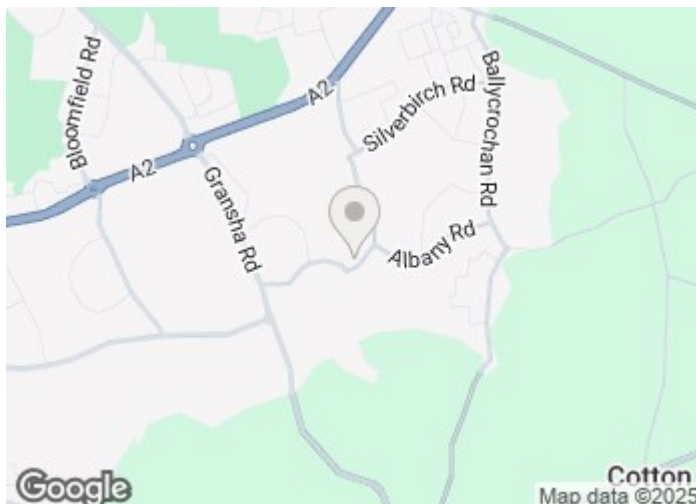
Up and over door. Light and power. Oil fired boiler. Plumbed for washing machine.

## FRONT & SIDE

Garden in lawn with trees and shrubs. Light.

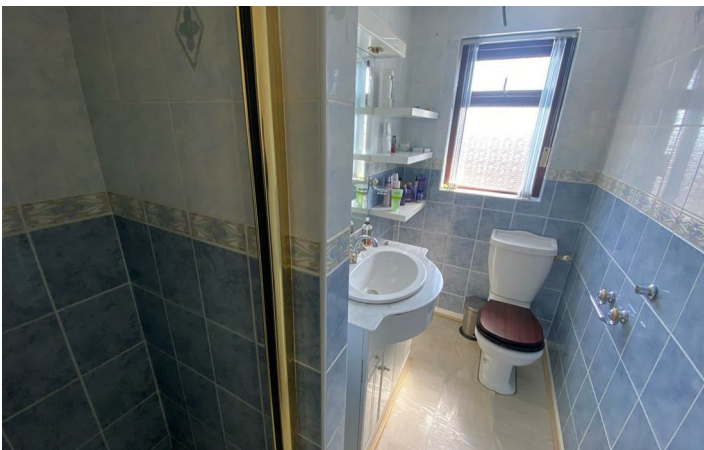
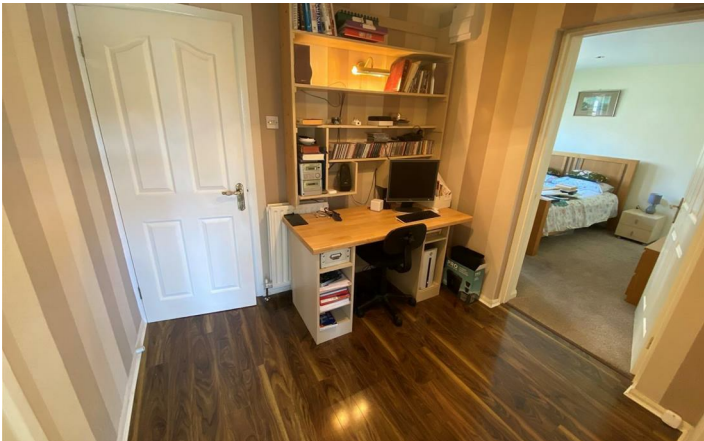
## REAR

Enclosed garden in pavestones. Light. Tap. PVC oil tank.



## Directions





Floor Plan

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