

18 SPRINGWELL AVENUE


**Groomsport Bangor BT19
6LA**

- 2 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Oak Kitchen
- White Bathroom Suite
- Low Outgoings
- No Onward Chain

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lowest running costs</p> <p>(12 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		57	71
Not energy efficient - higher running costs			

Northern Ireland

EU Directive 2002/91/EC



Offers Over £135,000

18 Springwell Avenue

Groomsport, Bangor, BT19 6LA



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

LOUNGE

14'5" x 12'2" (4.39m x 3.71m)

Open fireplace with multi-fuel stove and tiled hearth. Laminated wood floor.

KITCHEN

17'9" x 7'11" (5.41m x 2.41m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink with mixer taps. Plumbed for washing machine.

Extractor hood with integrated fan and light. Ceramic tiled floor. Part tiled walls. Open plan to ...

SUN ROOM

12'4" s 9'8" (3.76m s 2.95m)

2 Double glazed Velux windows.

STAIRS TO LANDING

BEDROOM 1

15'10" at widest pt x 9'11" (4.83m at widest pt x 3.02m)

Laminated wood floor.

BEDROOM 2

10'7" x 8'7" (3.23m x 2.62m)

Laminated wood floor.

BATHROOM

White suite comprising: Panelled bath with mixer taps and Triton electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Built-in storage cupboard.

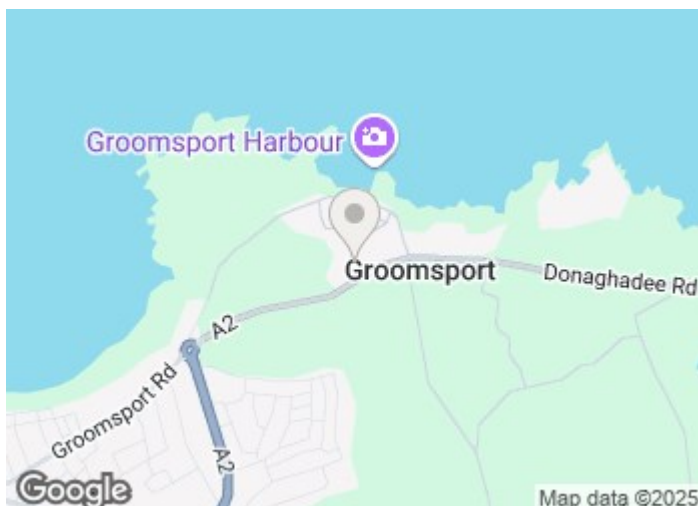
OUTSIDE

FRONT

Garden in stones with hedges.

REAR

Enclosed garden in lawn. Paved patio. Sensor light. Tap.



Directions



Floor Plan

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