



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 26 BALLYNOE GARDENS

Bangor BT19 1SA

- 3 Bedrooms
- Lounge
- White Kitchen / Dining Area
- Phoenix Gas Heating System
- uPVC Double Glazing
- White Bathroom Suite
- Ideal For Investor
- Low Outgoings
- 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>	66	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Over £90,000**

# 26 Ballynoe Gardens

, Bangor, BT19 1SA



## ACCOMMODATION

uPVC double glazed entrance door into ....

## ENTRANCE HALL

Built-in cloaks cupboard.

## LOUNGE

13'9" x 11'8" (4.19m x 3.56m)  
Laminated wood floor.

## KITCHEN

13'11" x 13'9" (4.24m x 4.19m)  
Range of high and low level cupboards and drawers with roll edge work surfaces. 11/2 tub single drainer stainless steel

sink unit with mixer taps. Built in extractor fan. Plumbed for dishwasher and washing machine. Ceramic tiled floor.

## STAIRS TO LANDING

## BEDROOM 1

13'10" x 8'6" (4.22m x 2.59m)

## BEDROOM 2

13'7" x 8'1" (4.14m x 2.46m)

## BEDROOM 3

10'11" x 9'4" (3.33m x 2.84m)

## BATHROOM

White suite comprising:

Panelled bath with Triton electric shower. Pedestal wash hand basin. W.C. Ceramic tiled floor.

## OUTSIDE

## FRONT

Garden in lawn.

## REAR

Enclosed rear.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

