

7 RUGBY AVENUE

Bangor BT20 3PY

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Ground Floor White Bathroom Suite
- Hand Painted Kitchen
- Large Detached Garage
- Mature Gardens
- 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		51	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £180,000

7 Rugby Avenue , Bangor, BT20 3PY



ACCOMMODATION

Aluminium double glazed entrance door with double glazed side panel into ...

ENTRANCE PORCH

Half glazed entrance door into ...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

11'6" into bay x 11'1" (3.51m into bay x 3.38m)

Laminated wood floor. Cornice.

FAMILY ROOM

11'2" x 9'3" (3.40m x 2.82m)

Open fireplace with tiled surround and hearth. Cornice. Laminated wood floor.

KITCHEN

15'6" x 4'9" (4.72m x 1.45m)

Range of hand painted high and low level cupboards and drawers with Butchers block work surfaces. Built-in Kenwood stainless steel gas 4 ring hob and Hotpoint double oven. Twin ceramic sink unit with mixer taps. Part tiled walls. Laminated wood floor.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment with electric shower. Wash hand basin. W.C. Part tiled walls. Part PVC panelled walls. Built-in extractor fan.

STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder.

ROOFSPACE

Folding ladder. Floored. Double glazed Velux window.

BEDROOM 1

11'1" x 9'1" (3.38m x 2.77m)

BEDROOM 2

9'4" x 9'3" (2.84m x 2.82m)

BEDROOM 3

7'9" x 6'9" (2.36m x 2.06m)

OUTSIDE

DETACHED GARAGE

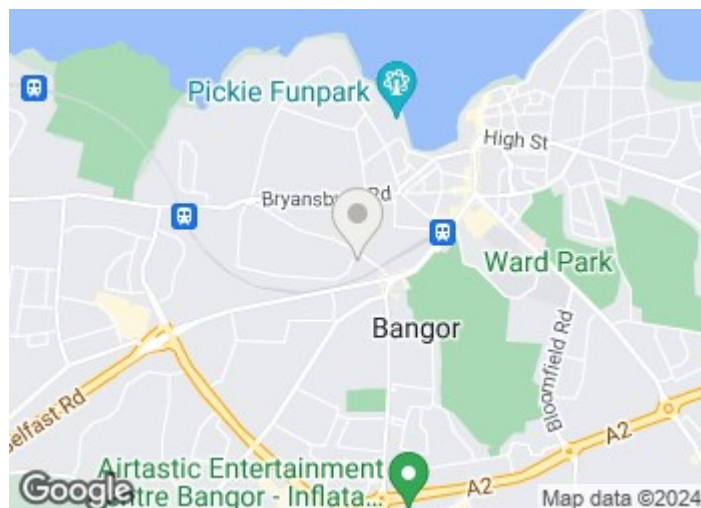
19'3" x 11'0" (5.87m x 3.35m)
Triple door.

FRONT

Garden with hedges and shrubs.

REAR

Garden with mature trees and shrubs.
Light and tap.



Directions



Floor Plan

7, Rugby Avenue, BANGOR, BT20 3PY



Total Area: 65.2 m² ... 702 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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