



70 BALLYCROCHAN AVENUE

Bangor BT19 7LA

- Luxury Detached Residence
- Lounge/Family Room/Sun Room
- Excellent Kitchen/Dining
- Utility Room & Ground Floor Wash Room
- 4 Bedrooms & Master Bedroom Ensuite
- Well Appointed 4 Piece White Bathroom Suite
- Double Glazing. Gas Central Heating System
- Detached Garage. Gardens to Front & Rear

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	74	75
	EU Directive 2002/91/EC	

Offers Over £365,000

70 Ballycrochan Avenue

, Bangor, BT19 7LA



ACCOMMODATION

uPVC double glazed front door and uPVC double glazed side windows.

ENTRANCE HALL

Wooden flooring. Double panel radiator. Corniced ceiling. Built-in cloak room.

WASH ROOM

White suite comprising: Low flush W.C. Wash hand basin with mixer tap. Tiled floor. Single panel radiator. White uPVC double glazed windows.

LOUNGE

20'4" x 12'6" (6.20m x 3.81m)

White uPVC double glazed windows. Wooden flooring. Attractive polished stone fireplace with inset gas fire. Ceiling downlights. Feature corniced internal ceiling. Double panel radiator. White uPVC double glazed doors to rear.

FAMILY ROOM

13'10" max x 9'1" max (4.22m max x 2.77m max)

Wooden laminated flooring. Double panel radiator. White uPVC double glazed windows. Corniced ceiling.

KITCHEN/DINING AREA

22'1" max x 15'7" max (6.73m max x 4.75m max)

High and low level units with granite roll edge work surfaces. Glazed display cabinets. 11/2 bowl stainless steel sink units with mixer taps. Extractor fan. 5 Ring hob and oven. Integrated dishwasher. Breakfast bar. Wooden laminate flooring. Part tiled walls. Ceiling and pelmet downlights. Concealed lights. Double panel radiator. uPVC double glazed windows. 8 Pane bevelled glazed internal double doors to Sun Room.

UTILITY ROOM

High and low level units with roll edge work surfaces. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Double panel radiator. Tiled floor. Part tiled walls. White uPVC double glazed windows and side service door.

SUN ROOM

11'11" x 11'11" (3.63m x 3.63m)

Wooden flooring. Double panel radiator. uPVC double glazed windows and rear double doors.

STAIRS TO FIRST FLOOR LANDING

Wooden laminated flooring. Single panel radiator. White uPVC double glazed window. Built-in cupboard with part shelving.

BEDROOM 1 (Rear)

14'4" x 12'8" (4.37m x 3.86m)

White uPVC Double glazed windows. Wooden laminate flooring. Single panel radiator. Walk-in wardrobe.

ENSUITE SHOWER ROOM

White Suite comprising: Low flush W.C. Vanity unit with inset basin and mixer tap. Wall mounted mirror and pelmet downlights. Tiled shower cubicle with shower and drencher. Tiled floor. Ceiling downlights. Double panel radiator. White uPVC double glazed windows.

BEDROOM 2 (Rear)

12'6" max x 12'8" max into door recess (3.81m max x 3.86m max into door recess)

White uPVC Double glazed windows. Wooden laminate flooring. Built-in wardrobe. Single panel radiator. Access to roofspace.

BEDROOM 3 (Front)

10'5" max x 10'5" max (3.18m max x 3.18m max)

White uPVC Double glazed windows. Wooden laminate flooring. Built-in wardrobe. Single panel radiator.

BEDROOM 4 (Front)

9'4" x 8'4" (2.84m x 2.54m)

White uPVC double glazed windows. Wooden laminate flooring. Single panel radiator. Cupboard space with shelving. Single panel radiator.

BATHROOM

White suite comprising: Panelled bath with mixer tap and shower over. Shower screen. Low flush W.C. Vanity unit with inset basin and mixer tap. Wall mounted mirror and pelmet downlights. Tiled floor. Part tiled walls. Double panel radiator. Ceiling downlights. White uPVC double glazed windows.

OUTSIDE

DETACHED GARAGE

19'11" max 11'11" max (6.07m max 3.63m max)

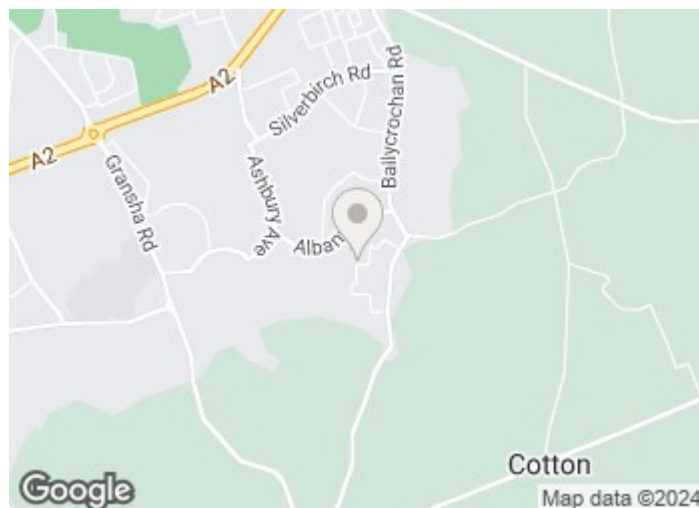
Roller shutter door. White uPVC double glazed windows and side service door. Light and power. Wall mounted gas boiler.

FRONT

Garden laid in lawn. Brick paved drive. Light point. Outside tap and power point.

ENCLOSED REAR

Garden decking and seating. Security light point. Electric wall heater. Garden laid in lawn. Outside tap.



Directions



Floor Plan

70, Ballycrochan Avenue, BANGOR, BT19 7LA

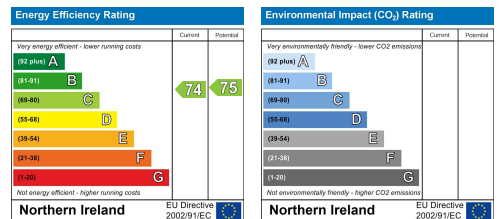


Ground Floor

First Floor

Total Area: 162.9 m² ... 1753 ft² (excluding garage)
All measurements are approximate and for display purposes only

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