



16 ASHBURY CRESCENT

Bangor BT19 6TL

- Red Brick Semi Detached Villa
- Through Lounge/Dining Area
- Serviceable Kitchen
- White Shower Room
- Oil Fired Heating System
- Double Glazing to the house
- Garage
- Gardens Front & Rear

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £155,000

16 Ashbury Crescent

, Bangor, BT19 6TL



ACCOMMODATION

White uPVC double glazed front door.

ENTRANCE HALL

Double panel radiator. White uPVC double glazed window. Cloak room with sliding door.

LOUNGE

13'6" max x 11'3" (4.11m max x 3.43m)

White uPVC double glazed windows. Tiled fireplace and hearth. Double panel radiator. Archway to

DINING AREA

9'7" x 8'9" (2.92m x 2.67m)

Double panel radiator. White uPVC double glazed double doors to rear.

KITCHEN

11'5" max x 8'8" max (3.48m max x 2.64m max)

High and low level units, glazed display cabinets, roll edge work surfaces. 11/4 bowl

sink unit with mixer taps. Integrated hob and oven. Extractor fan. Ceiling downlighters. Plumbed for washing machine. Part tiled walls. Breakfast bar. Double panel radiator. White uPVC double glazed windows and rear door.

STAIRS TO FIRST FLOOR LANDING

Access to roofspace. Built-in hotpress with lagged copper cylinder. Willis tupe immersion heater.

BEDROOM 1 (Front)

11'4" max x 10'1" max (3.45m max x 3.07m max)

White uPVC double glazed windows. Single panel radiator.

BEDROOM 2 (Rear)

13'1" x 8'9" (3.99m x 2.67m)

White uPVC double glazed windows. Single panel radiator.

BEDROOM 3 (Front)

7'7" x 8'0" (2.13m x 2.13m x 2.44m x 0.00m)

White uPVC double glazed windows. Single panel radiator. Wardrobe with sliding doors.

SHOWER ROOM

White suite comprising: Low flush W.C. Pedestal wash hand basin. Tiled shower cubicle with Triton shower over. Tiled walls. White uPVC double glazed windows. Double panel radiator.

OUTSIDE

GARAGE

18'0" max x 11'4" max (5.49m max x 3.45m max)

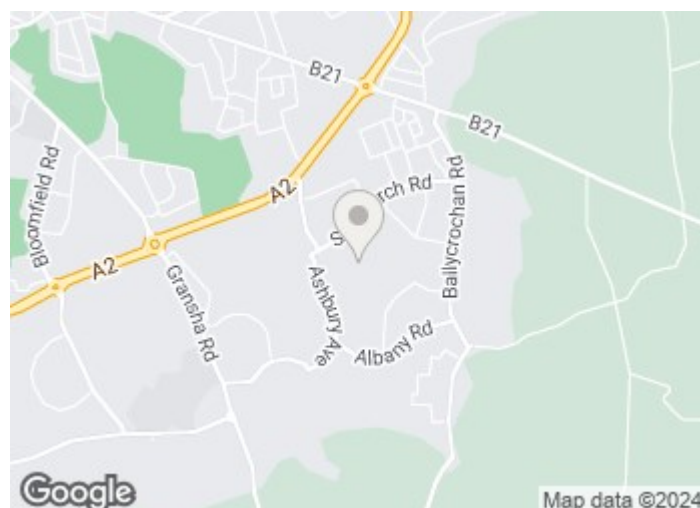
Oil fired boiler. Side service door. Single glazed windows.

FRONT

Garden laid in lawn. Tarmac driveway. Light point.

ENCLOSED REAR

Paved. Outside tap. PVC oil tank. Light point.



Directions



Floor Plan

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