



## 44 BALLYMACORMICK AVENUE

Bangor BT19 6AY

- 2 Bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Oil Fired Heating System
- Kitchen
- White Bathroom Suite
- No Onward Chain

| 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                      | 70        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| Northern Ireland                            |   | EU Directive 2002/91/EC |           |

**Offers Over £150,000**

# 44 Ballymacormick Avenue

, Bangor, BT19 6AY



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE PORCH

6 Pane half glazed door into ...

## ENTRANCE HALL

Built-in cloaks cupboard. Built-in hotpress with lagged copper cylinder and Willis type immersion heater. 6 Pane half glazed door into ...

## LOUNGE

17'0" x 10'11" (5.18m x 3.33m)  
Open fireplace with cast iron surround with ornamental tiled insets, slate hearth and mahogany mantel.

## BEDROOM 1

12'1" x 10'1" to wardrobe (3.68m x 3.07m to wardrobe)

Range of built-in wardrobes with mirrored sliding doors.

## BEDROOM 2

10'6" x 8'11" (3.20m x 2.72m)

6 Pane half glazed door into ...

## KITCHEN

14'5" x 9'4" (4.39m x 2.84m )

Range of white high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. 1 1/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine.

## BATHROOM

White suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Tiled walls.

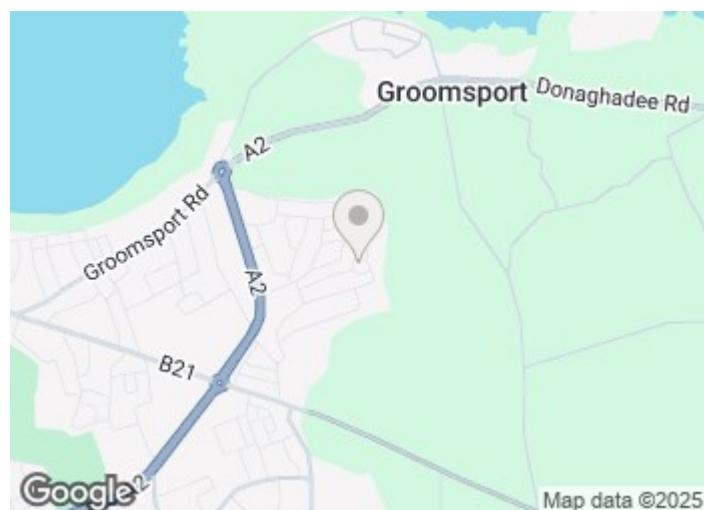
## OUTSIDE

### FRONT

Garden in lawn.

### REAR

Garden in lawn. Boiler house. PVC oil tank. Light.

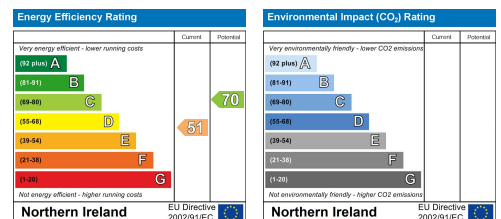


## Directions



# Floor Plan

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