



8 Linen Court | Bangor | BT19 7JG

02891 180081 | viewings by appointment 7 days a week

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8 Linen Court

- * Fantastic townhouse in a very popular development
- * Cul-de-sac location, ideal for young families
- * Well presented and ready to move into!
- * Three good sized double bedrooms, master with ensuite
- * Spacious living room
- * Modern kitchen with integrated units and dining space
- * Ground floor guest WC with two piece white suite
- * Contemporary white bathroom with three piece white suite
- * Fully enclosed south west facing rear garden laid in lawn with patio and feature decking area
- * Front garden laid in paving
- * Driveway with parking for 1 car
- * Gas fired central heating & double glazed throughout

Offers Around: £139,950



Good Ones Go Quickly!

This fantastic townhouse property offers everything a first time buyer could possibly want and the convenience and low maintenance offered is an additional bonus. Situated in a cul-de-sac, the location is ideal for younger families and the internal accommodation is bright and spacious with little to do other than move in and put your own individual touches to it.

Downstairs comprises of a welcoming entrance hall, a spacious and bright living room, a modern kitchen open plan to dining room with patio doors to the rear garden and a useful guest WC with two piece white suite. Upstairs comprises of three well-proportioned double bedrooms, the master benefitting from an ensuite shower room, and a family bathroom with a contemporary three piece white suite.

Externally to the front is a garden laid in low maintenance paving and a driveway with parking for 1 car. To the rear is a private south westerly facing garden laid in lawn with an additional patio area and feature decking area, making this a great space to entertain family or friends or to relax after a hard week at work!

Linen Court is a convenient and sought after location to live and offers a range of both primary and secondary schools nearby. You are minutes from the popular Bloomfield shopping centre, home of M&S, and Sainsbury's is also close by. There is easy access to Bangor, Newtownards and commuter routes to Belfast making the morning commute to work and school relatively stress free.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

Wooden front door to...

ENTRANCE PORCH: Laminate wooden flooring.

LIVING ROOM: (4.76m x 3.60m) Laminate wooden flooring.

GUEST WC: Two piece white suite comprising low flush WC and demi pedestal wash hand basin. Tiled floor.

KITCHEN/DINING ROOM: (3.61m x 3.00m) Range of high and low level white units with laminate marble effect work surfaces, 4 ring gas hob, built-in single under counter oven, stainless steel extractor hood, 1 ½ bowl stainless steel sink and drainer unit, integrated washer/dryer, integrated fridge/freezer. Tiled floor,

part tiled walls. Large pantry cupboard. Dining space. Door to rear garden.

FIRST FLOOR

MASTER BEDROOM: (3.61m x 3.54m)

ENSUITE SHOWER ROOM: Three piece white suite comprising low flush WC, demi pedestal wash hand basin and fully tiled shower cubicle. Part tiled walls, tiled floor. Extractor fan.

BEDROOM (2): (3.50m x 3.00m)

BEDROOM (3): (2.60m x 2.50m)

BATHROOM: Modern three piece white suite comprising low flush WC, demi pedestal wash hand basin, panelled bath with shower over, glass shower screen. Tiled floor, part tiled walls. Extractor fan. Recessed lighting.

OUTSIDE

Front garden laid in low maintenance paving. Off road parking for 1 car.

Fully enclosed south west facing rear garden laid in lawn with paved patio area and feature decking area. Gate to front. Water tap. Light.



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