


3 Briarwood Drive, Bangor, County Down, BT19 6UW

Offers Over: £295,000

 **Reeds Rains**

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EPC Rating: TBC

Description

Nestled in the sought-after Briarwood Drive, this detached chalet bungalow presents a fantastic opportunity for those seeking a home with extensive potential. The property offers a solid foundation to create a bespoke living space tailored to modern tastes.

Internally, the bungalow boasts a spacious and flexible layout, featuring well-proportioned rooms that provide ample scope for reconfiguration or enhancement. Large windows allow for an abundance of natural light, while the generous living areas offer a welcoming atmosphere.

Externally, the property benefits from a sizable plot, with mature gardens to the front and rear, offering privacy and outdoor space ideal for landscaping or extension (subject to planning). A driveway provides ample off-street parking, complemented by a garage for additional storage or conversion potential.

Situated in a desirable residential area, this home is conveniently close to local amenities, schools, and transport links, making it an ideal choice for families or those looking to invest in a property with scope for transformation.

With its prime location and excellent potential, this is a rare opportunity to create a dream home in a highly regarded Bangor neighbourhood. Early viewing is highly recommended!

Reception Hall

uPVC double glazed front door, laminate wooden floor.

Lounge

22' x 13'1" (6.7m x 4m)

Feature wooden fireplace with slate inset and hearth, cornice ceiling, uPVC double glazed French doors to rear garden.

Dining Room

21'8" x 8'2" (6.6m x 2.5m)

Open plan to kitchen.

Kitchen

12'11" x 12'8" (3.94m x 3.86m)

Central island with Stainless steel inset sink unit with mixer taps and granite work surface, 2 electric ovens and 5 ring gas hob, stainless steel chimney extractor fan, excellent range of low level units with laminate work surfaces, recessed spotlights, ceramic tiled floor. uPVC double glazed door to rear and additional uPVC double glazed French doors to rear garden.

Utility

10'5" x 8'11" (3.18m x 2.72m)

Laminate wooden floor, range of built in storage, plumbed for washing machine, gas fired boiler.

Bedroom 1

14'4" x 13'10" (4.37m x 4.22m)

Range of built in robes and drawers with storage above, connecting door to Bathroom.

Bathroom

White suite comprising: Corner panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, dual flush WC, laminate wooden floor, part tiled walls, fully tiled built in shower cubicle.

First Floor Landing

Velux window and built in storage.

Bedroom 2

14'8" x 13' (4.47m x 3.96m)

Double built in robe.

Bedroom 3

Access to additional eave storage area ideal as study/ playroom.

Attic Room / Playroom

13'1" x 11'1" (4m x 3.38m)

Bedroom 4

8'8" x 7'7" (2.64m x 2.3m)

Shower Room

White suite comprising: Fully tiled built in shower cubicle with Creda shower unit, low flush WC, pedestal wash hand basin, Velux window.

Outside

Tarmac driveway to ample off street parking and access to garage.

Attached Garage

For full EPC please contact the branch.

31'5" x 11' (9.58m x 3.35m)

Up and over door, side access.

Gardens

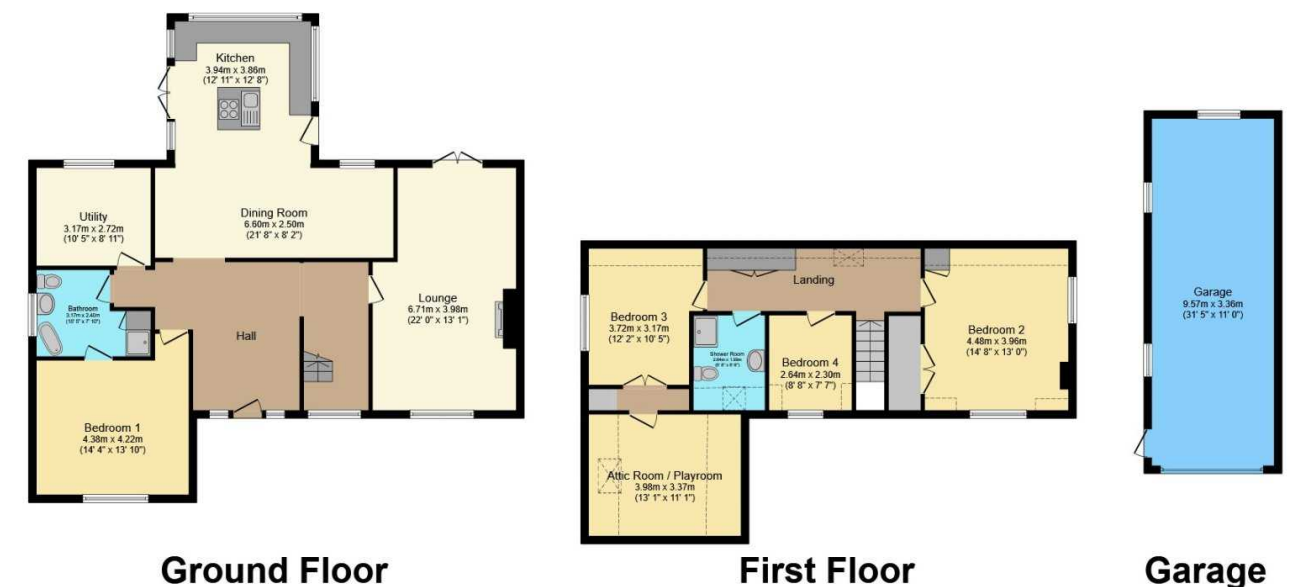
The property occupies a corner site with front and side gardens in lawns, trees and shrubs. Gardens are enclosed to the rear in lawns and paved patio.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 220.6 m² (2,375 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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