



4 Hampton Park, Bangor, County Down, BT19 7GL

Asking Price: £180,000

 **Reeds Rains**

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EPC Rating: D

Description

Located in the desirable Hampton Park area of Bangor, this well-presented three-bedroom semi-detached villa offers a fantastic opportunity for families, first-time buyers, or investors. Ideally situated just off Primacy Road, the property enjoys easy access to Arterial Route, Bloomfield Shopping Centre, and some of the area's leading schools, making it a convenient and highly sought-after location.

Internally, the home boasts a stylish and contemporary design, featuring a modern fitted kitchen with sleek cabinetry and integrated appliances—perfect for both everyday living and entertaining. The bathroom is also finished to a high standard, offering a fresh, modern suite with quality fittings.

The accommodation comprises a spacious living room, three well-proportioned bedrooms, and ample storage throughout. Externally, the property benefits from a south-facing back garden, providing a private and sun-filled outdoor space ideal for relaxation and summer gatherings. Additionally, the detached garage offers extra storage or potential for a home workshop.

With its excellent location, modern finishes, and appealing outdoor space, this property is a must-see for those seeking a comfortable home in a prime Bangor setting. Early viewing is highly recommended!

Entrance Hall

uPVC double glazed front door, laminate wooden floor, under stairs storage.

Through Lounge / Dining Room

24'6" (7.47) x 10'5" (3.18) at widest
Laminate wooden floor, feature Media wall and electric fireplace .

Kitchen

11'8" x 7'9" (3.56m x 2.36m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, stainless steel splashback , stainless steel chimney extractor fan, integrated fridge freezer, integrated dishwasher, recessed spotlights, laminate wooden floor, uPVC double glazed door to rear garden.

First Floor Landing

Access to roof space.
Hot press with storage.

Bedroom 1

12'6" x 10'2" (3.8m x 3.1m)
Laminate wooden floor.

Bedroom 2

11'9" x 9'6" (3.58m x 2.9m)
Laminate wooden floor, recessed shelving.

Bedroom 3

8'6" x 7'3" (2.6m x 2.2m)
Laminate wooden floor, built in bed with storage above.

Shower Room

Modern white suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower unit, semi pedestal wash hand basin, dual flush WC, laminate wooden floor, fully tiled walls, recessed spotlights and extractor fan.

Outside

Tarmac driveway to off street parking ad access to Garage.

Detached Garage

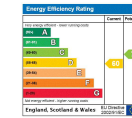
18'3" x 10'3" (5.56m x 3.12m)
Up and over door, power and light, oil fired boiler and plumbed for washing machine.

Gardens

Front garden in lawns and shrubs.
Enclosed rear garden with a southerly aspect in lawns and paved walkways. PVC oil tank.

NB

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For full EPC please contact the branch.

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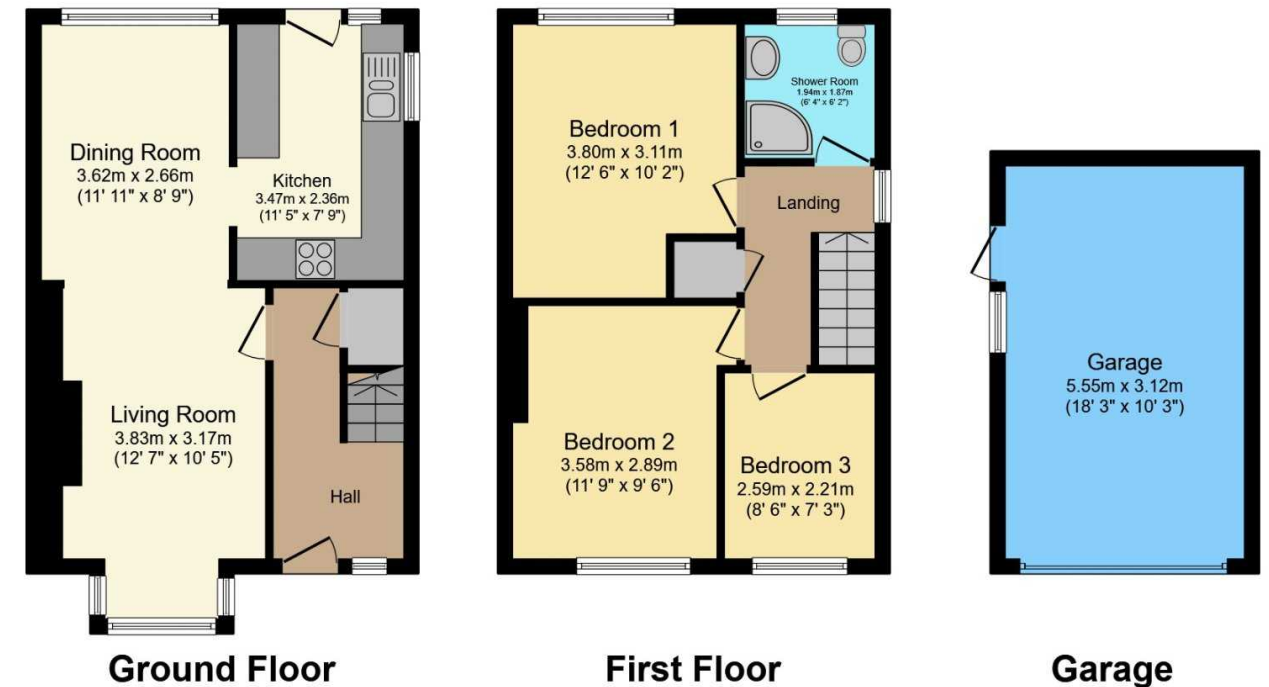
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All Measurements
All Measurements are Approximate.

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



Total floor area 97.4 m² (1,049 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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