



**16 KINWOOD GRANGE, BANGOR, DOWN, BT19
6FD**

OFFERS OVER £175,000

The property, for a young family, offers ideal accommodation without breaking the budget and offers the basis of a good comfortable home. Its location just off the Ballycrochan Road first and foremost provides that all important convenience to diverse shopping facilities at Bloomfield and along the Bangor Ring Road. Local schools and town centre bus routes are also readily available.

This purchase appears to be the perfect way to connect your budget to your needs, so why not make your wants a reality by coming along and viewing now.



Key Features

- 3 Bedrooms
- Double Glazing
- White Kitchen
- Handy Downstairs Wash Room
- No Onward Chain
- Spacious Lounge
- Phoenix Gas Heating System
- White Bathroom Suite
- Cul De Sac



ACCOMMODATION

COVERED PORCH

Light. Entrance door with double glazed side panel into ...

ENTRANCE HALL

Laminated wood floor. Understairs storage cupboard. Telephone point.

KITCHEN

12'2" x 10'1"

Range of white high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Part tiled walls.

WASH ROOM

Comprising: Pedestal wash hand basin with splash back. W.C. Laminated wood floor.

LOUNGE

16'8" x 12'9" at widest point

Open fireplace with gas fire, stainless steel surround and stone hearth. TV point. Double glazed French doors leading to rear.

STAIRS TO LANDING

BEDROOM 1

14'9" x 9'9"

Built-in wardrobe.

BEDROOM 2

10'4" x 9'1"

BEDROOM 3

9'6" x 7'3"

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Built-in extractor fan.

OUTSIDE

FRONT AND SIDE

Garden in lawn.

REAR

Enclosed garden in lawn, stoned area. Sensor light.












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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