

72 Elmwood Drive, Bangor, County Down, BT20 3LL

Asking Price: £125,000

 **Reeds Rains**

reedsrains.co.uk

72 Elmwood Drive, Bangor, County Down, BT20 3LL

Asking Price: £125,000

EPC Rating: TBC

Description

This well presented extended Mid Terrace property is located off the Belfast Road, close to shops, schools and Bangor City centre. The accommodation comprises of two bedrooms, one reception room, modern fitted kitchen open plan to Dining area and shower room with white suite. The property also benefits from the installation of gas fired heating and uPVC double glazed windows. Externally there is an enclosed garden to the rear in paved patio, ideal for young families or for entertaining.

All in all a well presented starter home in a popular residential location that will appeal to both first time buyers and investors alike.

Entrance Hall

Composite double glazed front door.

Lounge

13'8" x 10'10" (4.17m x 3.3m)

Engineered solid wooden floor, cornice ceiling, glazed double doors to Kitchen/ Dining.

Kitchen / Dining

13'7" x 12'6" (4.14m x 3.8m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with solid Oak work surfaces, engineered solid wooden floor, part tiled walls, plumbed for washing machine, open plan to dining area with access to under stairs storage. Additional recessed storage area with sliding doors housing gas fired boiler and space for tumble dryer.

First Floor Landing

LED Lighting on staircase .

Bedroom 1

14'2" x 9'7" (4.32m x 2.92m)

Bedroom 2

8'11" x 7'7" (2.72m x 2.3m)

Shower Room

6'2" x 5'10" (1.88m x 1.78m)

Luxury white suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower and additional Rain shower, vanity unit with mixer taps, dual flush WC, stainless steel heated towel rail, fully tiled walls, ceramic tiled floor. Access to roof space which is part floored.

Outside

Front garden in loose pebbles and paved patio.

Enclosed rear garden in paved patio , garden shed, outside tap and light, external power points.

NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau

Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

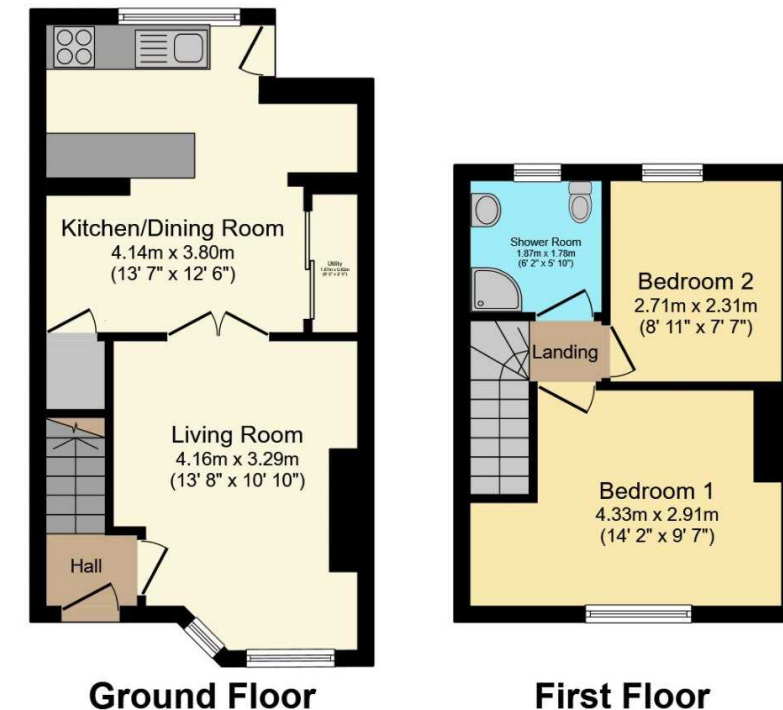
Laser Tape Clause

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.

For full EPC please contact the branch.



Total floor area 56.7 sq.m. (610 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). Powered by www.focalagent.com