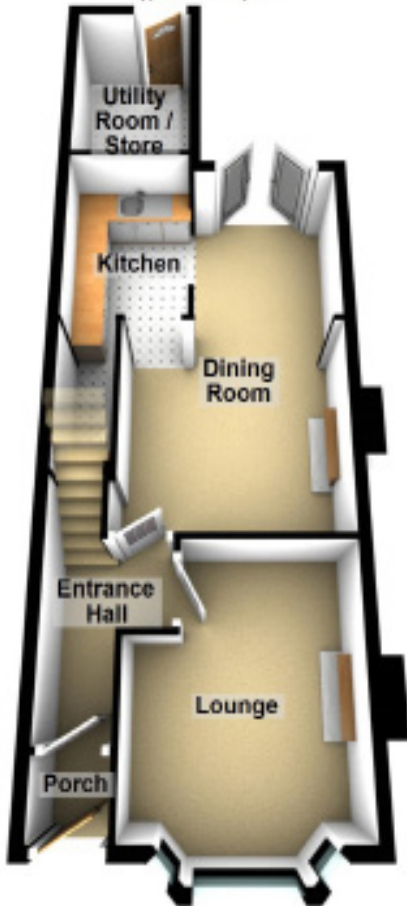


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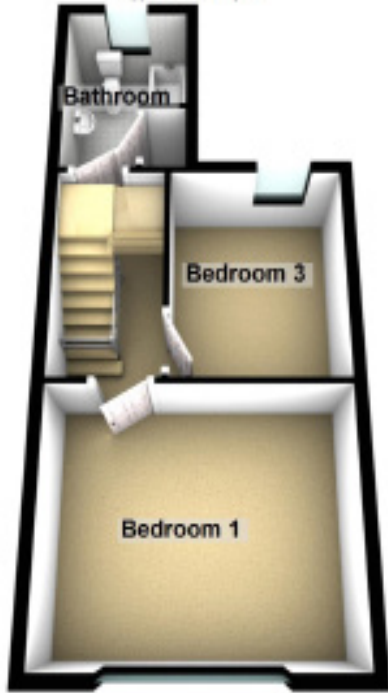
PROPERTY ESTATES



Ground Floor
Approx. 453.1 sq. feet



First Floor
Approx. 383.1 sq. feet



Second Floor
Approx. 331.7 sq. feet



Total area: approx. 1167.9 sq. feet



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR
SALE

21 Springfield Road, Bangor

Offers Over £189,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		

- Spacious Mid-Terrace Townhouse
- Accommodation Over Three Floors
- Total Internal Area c.1,168 sqft
- Four Bedrooms
- Two Reception Rooms
- Kitchen open plan off Dining Room
- First Floor Bathroom Suite
- Oil Heating & Double Glazing
- External Utility Room / Store
- Loose Stone Front Garden
- Rear Garden in Paving & Decking
- Off-Road Parking to Rear

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Nestled in a popular residential area, in the heart of Bangor City Centre, this well-presented and attractive Mid-Townhouse is simply ready to move in to and enjoy.

With deceptively spacious accommodation over three stories, with a total internal area of approx 1,168 sqft, this property can be adapted to a number of ways to suit individual needs.

The Ground Floor of the Property comprises of two separate Reception Rooms, with a fitted Kitchen open plan off the Rear Reception Room, and Patio Doors to the Rear Garden.

Bedroom accommodation, comprises of four Bedrooms, is split over the First and Second Floor with two Bedrooms on each and the Principal Bathroom Suite completes the First Floor.

Ground Floor

Entrance Porch

Solid Wooden Door leading into Entrance Porch with tiled flooring. Wooden Internal Door to Entrance Hall.

Entrance Hall

Complete with Laminate Wooden Flooring.

Lounge (11' 9" x 10' 10")

Front aspect Reception Room, into a Bay Window, with a feature Fireplace and complete with Laminate Wooden Flooring.

Dining Room (18' 5" x 11' 7") at widest point

Rear aspect Reception Room, with a feature Cast Iron Stove, complete with Laminate Wooden Floor and Patio Doros to the Rear Decking. Open plan to the Kitchen.

Kitchen (9' 2" x 5' 11")

Excellent range of high and low level units with complimentary Laminate Worktops, a Stainless Steel Sink Unit and an integrated Hob with Oven Under. Complete with tiled flooring.

First Floor

Bedroom One (14' 9" x 11' 8")

Front aspect double Bedroom with Laminate Wooden Flooring.

Bedroom Three (10' 3" x 8' 11")

Rear aspect Bedroom.

Bathroom (9' 2" x 5' 11") at widest point

White three-piece Bathroom Suite comprising a Pedestal Wash Hand Basin, a W.C. and a panel Bath with an Electric Shower Unit and wall tiling. Complete with tiled flooring.

Second Floor

Bedroom Two (14' 1" x 12' 5")

Front aspect double Bedroom.

Bedroom Four (9' 1" x 6' 7")

Rear aspect Bedroom. Access to Eaves Storage.

Outside

Front

Wall enclosed loose stone Garden with a path to the front door.

Rear

Enclosed rear Garden with a decking area and Patio Paving area as well as Off-Road Parking.

Utility Room / Store

Externally accessed, from the Rear Garden, and fitted with light, power and is plumbed for utilities.

