



5 Gransha Road, Bangor, County Down, BT20 4TN

Asking Price: £250,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

Welcome to 5 Gransha Road, a well-proportioned detached bungalow set in a sought-after residential area just a short distance from Bangor Town Centre. This home presents an exciting opportunity for those looking to modernise a property to their own taste, with a price reflecting the need for some sympathetic updating.

Inside, the property features three generous bedrooms, a bright reception room, and a layout offering excellent potential for reconfiguration or cosmetic enhancement.

Externally, the home benefits from ample off-street parking, a spacious garage, and easy-to-maintain gardens to both the front and rear – ideal for those seeking outdoor space without the upkeep.

Its superb location puts a wide range of amenities within easy reach, including Ward Park, Bloomfield Shopping Centre, and Bangor Golf Club, making this an ideal choice for a wide range of buyers including downsizers, families, or investors.

Reception Hall

Hardwood front door, solid wooden floor, cloaks cupboard, access to roof space.

Lounge

Mahogany fireplace with tiled inset and hearth, cornice ceiling.

Kitchen

Single drainer 1.5 stainless steel sink unit with

mixer taps, excellent range of high and low level units with laminated work surfaces, cooker space, stainless steel chimney extractor fan, plumbed for dishwasher, part tiled walls, ceramic tiled floor, casual dining area, uPVC double glazed door to garden.

Bedroom 1

Double built in robe.

Ensuite cloakroom

Dual flush WC, pedestal wash hand basin.

Bedroom 2

Bedroom 3 / Dining Room

Shower Room

Modern white suite comprising : Walk in shower cubicle with thermostatically controlled shower, dual flush WC, vanity unit with mixer taps, fully tiled walls, heated towel rail, panelled ceiling with recessed spotlights, hot press.

Outside

Tarmac driveway with excellent car parking space and access to Garage.

Garage

Electric up and over door, power and light, oil fired boiler.

Gardens

Front garden in lawns, trees and shrubs.

Garden to the rear in low maintenance paved patio and slate beds with mature planting.

Outside tap and light, PVC Oil tank.

The property benefits from PVC Fascia, soffits and guttering.

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/ukxi/2017/692/c/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.

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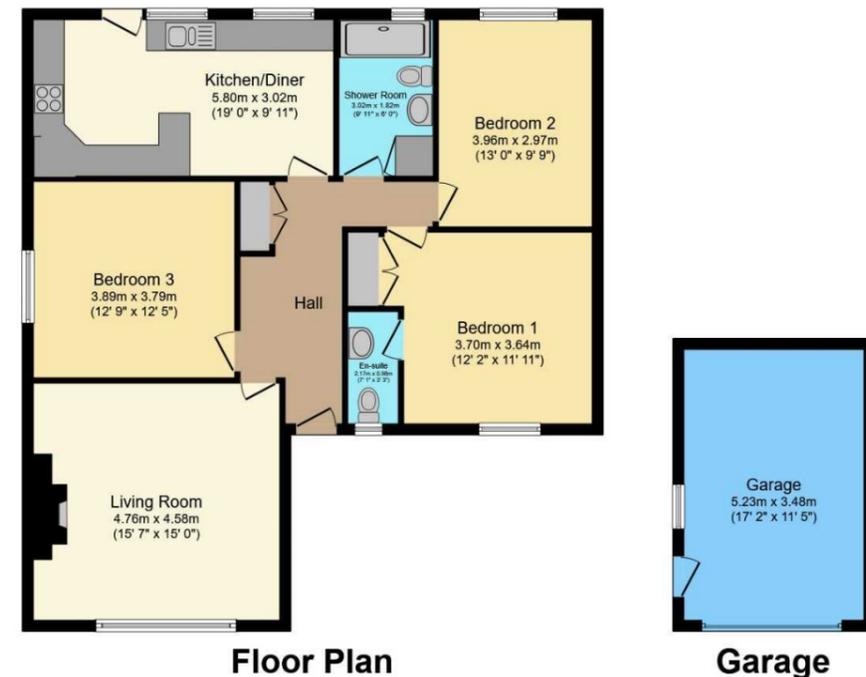
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All Measurements
All Measurements are Approximate.

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

For full EPC please contact the branch.



Total floor area 120.4 sq.m. (1,296 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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