



15 Rathgill Park | Bangor | BT19 7TG

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15 Rathgill Park

- * An excellent mid terrace property with spacious accommodation
- * Large kitchen with good range of units and plumbed for white goods
- * Dining room open plan to kitchen with access to the rear sun porch and garden
- * Bright living room
- * Bathroom with white suite and separate WC
- * Three well-proportioned bedrooms, two with built-in wardrobes
- * Fully enclosed rear garden laid in lawn with paved patio
- * Front garden laid in lawn
- * Convenient location within walking distance to local amenities
- * Oil fired central heating and uPVC double glazing throughout
- * Excellent value for money

Offers Around: £85,000



The Best Buy!

This is an excellent mid terrace property offering convenience, quality and fantastic value for money for the lucky purchaser. Ideal for first time buyers, young families or an investor, this property boasts a good-sized living room, large kitchen with open plan dining and three well-proportioned bedrooms providing plenty of space for all the family to enjoy.

Downstairs comprises of a welcoming entrance hall, a bright living room and a large kitchen/dining room with access to the rear sun porch and garden. Upstairs comprises of three well-proportioned bedrooms, two with built-in wardrobes and a bathroom with white suite and a separate WC.

Externally to the front is a garden laid in lawn and a driveway with parking for one car. The rear garden is fully enclosed and has been laid in lawn providing plenty of space for young children or small pets to play in safety.

Rathgill Park is ideally located off the Balloo Road in Bangor and is within walking distance to a host of local amenities including shops and public transport links. For drivers, access to Bangor, Newtownards and commuter routes to Belfast couldn't be easier!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

UPVC door to...

ENTRANCE PORCH: Tiled flooring. Wooden front door to...

ENTRANCE HALL:

LIVING ROOM: (4.11m x 3.50m) Laminate wooden flooring.

KITCHEN/DINING ROOM: (5.42m x 3.50m) Range of high and low level units with laminate worktops. Stainless steel single drainer sink unit, plumbed for washing machine and tumble dryer. 4 ring electric hob with stainless steel extractor hood. Built-in

single oven. Laminate flooring. Breakfast bar. Large pantry/storage cupboard. Open plan to dining room. Sliding patio doors to rear sun porch.

SUN PORCH: (2.56m x 1.94m) Tiled floor. Power.

FIRST FLOOR

LANDING: Hot press. Storage cupboard.

BEDROOM (1): (3.53m x 3.43m) Built-in wardrobe.

BEDROOM (2): (3.53m x 3.18m) Built-in wardrobe.

BEDROOM (3): (2.54m x 2.19m) Laminate wooden flooring.

BATHROOM: White suite comprising panelled bath and wash hand basin. Stainless steel heated towel rail.

SEPARATE WC: Low flush WC.

OUTSIDE

Front garden laid in lawn. Driveway with parking for 1 car.

Fully enclosed rear garden laid in lawn with paved patio area and path. Water tap. Gate to rear.



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