



14 Balmoral Square | Bangor | BT19 7XL

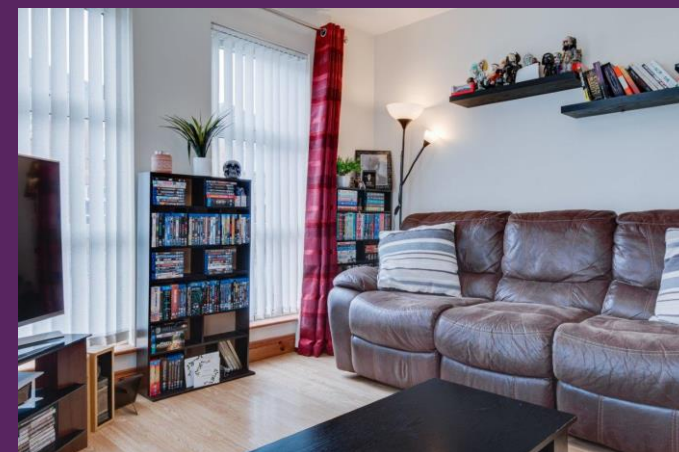
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14 Balmoral Square

- * Superb modern townhouse in a quiet development
- * Well-presented throughout and ready to move into
- * Modern kitchen open plan to spacious living room
- * Two well-proportioned double bedrooms
- * Contemporary bathroom with three piece white suite
- * Downstairs cloakroom/utility room with two piece white suite
- * Gas fired central heating & double glazed throughout
- * Driveway providing off-street parking
- * Chain free
- * Excellent value for money

Offers Around: £98,000



A great start!

This excellent townhouse is well-presented and requires nothing but a new owner! The property is bright and airy and is ideal for an investor or first time buyer looking for an easy to maintain home. It has been tastefully decorated throughout, meaning that it is ready to move into and the chain free nature is an additional bonus that should contribute to a stress-free purchase!

Downstairs comprises a welcoming entrance hall, a good sized living room with dining area open plan to a modern kitchen and a useful cloakroom/utility room with a white two piece suite. Upstairs comprises of two well-proportioned bright double bedrooms and a bathroom with a contemporary three piece white suite. Externally to the front there is a tarmac driveway providing off-street parking and to the rear there is a garden in lawn.

Ideally located within the popular Balmoral Square development off the Balloo Road in Bangor, this property is within walking distance to a small shopping village and access to public transport and for commuters, it is close to the main arterial routes to Bangor, Newtownards and Belfast.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

Front door to...

ENTRANCE HALL: Tiled flooring.

CLOAKROOM/UTILITY ROOM: Two piece white suite comprising a pedestal wash hand basin and low flush WC. Plumbed for washing machine and tumble dryer. Built in extractor fan. Tiled flooring.

LIVING ROOM/KITCHEN: (5.60m x 3.50m) Range of high and low level units with granite effect work surfaces. 4 ring electric hob and single oven under, concealed extractor fan, stainless steel single drainer sink unit. Space for fridge/freezer. Part tiled walls, tiled flooring.

FIRST FLOOR

LANDING Access to roofspace.

BEDROOM (1): (3.50m x 3.10m) Laminate flooring.

BEDROOM (2): (3.50m x 2.40m) Laminate flooring.

BATHROOM: Modern white suite comprising panelled bath with mixer taps and telephone shower attachment, shower screen, pedestal wash hand basin, low flush WC, built-in extractor fan, fully tiled walls, tiled floor.

OUTSIDE

Tarmac parking space, communal gardens in lawn.



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