



127 Clandeboye Road | Bangor | BT20 3JP

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127 Clandeboye Road

- * Recently renovated mid-terrace property in a popular area
- * Well-presented throughout and ready to move into
- * Spacious living room open plan to kitchen/diner
- * Brand new contemporary shower room with three piece white suite
- * Brand new oil fired central heating boiler and newly installed double glazed throughout
- * Upgraded kitchen with range of units and dining space
- * Two well-proportioned bedrooms
- * Front garden laid in low maintenance paving
- * Fully enclosed and private rear garden laid in low maintenance paving
- * Close proximity to popular primary schools
- * Within walking distance to Bangor town centre and a great range of local amenities
- * Chain free

Offers Around: £100,000



Smart, Modern & Stylish!

This fantastic mid-terraced property sits on a bright site on the popular and convenient Clandeboye Road area of Bangor and it is well-presented throughout. Time and money has been invested into completing a full renovation including a full kitchen upgrade, UPVC double glazing throughout, a new oil boiler and the installation of a brand new contemporary s'hower room and the presentation is sure to appeal to a range of buyers. The property also boasts brand new carpets, laminate flooring and internal doors throughout meaning there is quite literally nothing to do other than pack your bags and boxes, book the removal firm, move in and enjoy this fantastic property. Properties in this area are highly sought after and this one certainly stands out as an excellent buy.

Downstairs comprises of a welcoming entrance hall and a spacious living room that is open plan to the excellent kitchen offering a range of units and plenty of dining space. Upstairs comprises of two well-proportioned bedrooms and a brand new contemporary shower room with a white three piece suite. Externally, the front garden is laid in low maintenance paving. The rear of the property has been fully enclosed and offers great privacy and the space has been laid in low maintenance paving.

Clandeboye Road is a very convenient location to live and with the town within easy walking distance, everything is on your doorstep! Parks, shops and primary schools can be accessed on foot and transport links are also easily accessible for journeys outside of the town centre, to Newtownards, Belfast and beyond, making this a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	70 C
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

GROUND FLOOR

UPVC Front door to...

ENTRANCE HALL: Laminate wooden flooring.

LIVING ROOM: 11'11 x 10'10 (3.64m x 3.31m) Laminate wooden flooring, understairs storage cupboard. Open plan to...

KITCHEN/DINER: 13'11 x 8'3 (4.24m x 2.52m) Range of high and low level grey cupboards with co-ordinating work surfaces, single bowl stainless steel sink unit, built-in under counter oven, stainless steel extractor hood, 4 ring ceramic hob, plumbed for washing machine.

Laminate wooden flooring, recessed lighting, dining space. Door to rear.

FIRST FLOOR

LANDING: Access to roofspace.

BEDROOM (1): 13'11 x 9'10 (4.25m x 3.01m) Hot press.

BEDROOM (2): 10'4 x 7'7 (3.15m x 2.32m)

SHOWER ROOM: Contemporary three piece white suite comprising low flush WC, pedestal wash hand basin and PVC panelled shower enclosure. Tile effect flooring.

OUTSIDE

Front garden laid in decorative paving.

Rear garden laid in low maintenance paving. Rear gate. Covered utility area.



2 Innotec Drive, Bangor, County Down, BT19 7PD

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