


36 Towerview Crescent, Bangor,  
BT19 6BA

**Asking Price: £209,950**

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £209,950

EPC Rating: D

### Description

This attractive detached bungalow occupies a mature well tended site in the ever-popular Towerview Crescent. This wonderful location is close to schools, churches, and public transport links whilst Ballyholme village and beach are just a few minute's drive away.

The property is well-presented throughout and offered to the market chain-free.

The accommodation comprises of a spacious through lounge dining room, modern fitted kitchen, white bathroom suite, cloakroom with WC and 3 bedrooms.

The installation of gas-fired heating and PVC fascia and soffits and cavity wall insulation will ensure maintenance considerations are kept to a minimum.

### Reception Hall

Upvc double glazed front door.

### Cloakroom

Comprising white suite, dual flush WC, pedestal wash hand basin, laminate wooden floor.

### Through Lounge Dining Room

25'6" x 10'9" (7.77m x 3.28m)

Feature tiled fireplace and hearth.

### Kitchen

12' x 9'8" (3.66m x 2.95m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surface, built in

stainless steel oven, four ring ceramic hob, stainless steel chimney extractor fan, part tiled walls, casual breakfast area, laminate wooden floor, plumbed for washing machine, plumbed for fridge freezer, Upvc double glazed door to garden.

### Inner Hall

Airing cupboard with combi Gas fired boiler, additional storage cupboard, recessed spotlights, Slingsby type ladder to partly floored roof space, light and power.

### Bedroom One

12'6" x 9'7" (3.8m x 2.92m)

### Bedroom Two

9'6" x 9'4" (2.9m x 2.84m)

### Bedroom Three

9'2" x 7'3" (2.8m x 2.2m)

Built in cupboard.

### Bathroom

White suite comprising: panelled bath with mixer taps, telephone hand shower, thermostatically controlled shower unit, pedestal wash hand basin, dual flush WC, laminate wooden floor, fully tiled walls.

### Outside

Concrete driveway to car parking space and access to detached garage.

### Detached Garage

15'2" x 9'8" (4.62m x 2.95m)

Up and over door, power and light, side door access.

### Gardens

Front garden in lawns and shrubs.

Enclosed rear garden in lawns, shrubs, mature trees and patio area. Outside tap and light.

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All Measurements

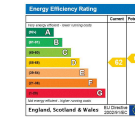
All Measurements are Approximate.

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 83.2 m<sup>2</sup> (896 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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