



2 Rossinver Gardens, Bangor,
County Down, BT19 7SR

Asking Price: £250,000

 **Reeds Rains**

reedsrains.co.uk

Rossinver Gardens, Bangor, County Down, BT19 7SR

Asking Price: £250,000 To be advised

EPC Rating: TBC

Description

Offering flexible accommodation to suit the needs of most buyers this detached chalet bungalow is located off Gransha Road, close to shops, schools, and public transport links. The ground floor reveals a spacious lounge, fitted kitchen open plan to the family area, shower room with modern suite, and 2 potential ground floor bedrooms. The first floor offers 2 additional bedrooms and a second modern shower room. The property benefits from gas-fired heating, and uPVC double glazing and offers an attached garage for that all-important storage. There are gardens both front and rear in lawns and patio. All in all a well presented property that will appeal to a broad spectrum of purchasers.

Entrance Hall

Mahogany effect uPVC double glazed front door, laminate wooden floor.

Lounge

19' x 11'3" (5.8m x 3.43m)
Feature marble fireplace and hearth, spotlights, cornice ceiling, glazed double doors to Dining / Bedroom 4.

Dining / Bedroom 4

11'3" x 9'9" (3.43m x 2.97m)
Cornice ceiling, spotlights.

Kitchen / Living

15'11" x 14'1" (4.85m x 4.3m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, breakfast bar, built in oven and 4 ring ceramic hob, stainless steel splash back, stainless steel chimney extractor fan, plumbed for washing machine, integrated fridge, part tiled walls, laminate wooden floor. Open plan to

family area with double doors to inner hall.

Inner Hall

Laminate wooden floor, under stairs storage, uPVC double glazed door to rear garden.

Bedroom 1

14'4" x 10'3" (4.37m x 3.12m)
Range of built in robes and additional double built in robe.

Shower Room

Modern white suite comprising: Fully tiled built in shower cubicle with Mira electric shower, semi pedestal wash hand basin, dual flush WC, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail.

First Floor Landing

Bedroom 2

15'6" x 11'9" (4.72m x 3.58m)
Linen cupboard, range of built in robes.

Bedroom 3

12'2" x 9'11" (3.7m x 3.02m)
Wall to wall range of built in robes, under eaves storage.

Shower Room

Modern white suite comprising: Panelled shower cubicle with Triton electric shower, dual flush WC, pedestal wash hand basin, fully panelled walls, ceramic tiled floor, Velux window.

Outside

Concrete driveway to ample car parking and access to garage.

Attached Garage

17'1" x 9'1" (5.2m x 2.77m)
Up and over door, power and light, gas boiler.

Gardens

Front garden in lawns.

Enclosed rear garden in lawns, flowerbeds, shrubs and paved patio area. Large electric awning.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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 143.8 m² (1,548 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).
Powered by www.focalagent.com