

6 Primacy Road, Bangor, County Down, BT19 7PQ

Asking Price: £145,000

 **Reeds Rains**

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EPC Rating: D

Description

This stunning semi detached home is located off Balloo Road, close to shops, schools, and transport links. The property has been transformed throughout by its current owners and buyers will be able to move into a home requiring no additional updating. The accommodation comprises of a through lounge/ dining room with uPVC French doors to the rear garden, a luxury high gloss fitted kitchen, 3 first floor bedrooms, and a luxury white bathroom suite. The property benefits from oil fired heating and is fully double-glazed. Externally there is off street car parking for 2 cars and private enclosed South facing rear gardens in lawns, shrubs, and flowerbeds.

Ideal for the first time buyer or downsizer alike, early viewing is highly recommended.

Entrance Hall

uPVC double glazed front door, mosaic tiled floor.

Through Lounge / Dining

23'8" x 10'3" (7.21m x 3.12m)

Italian Velazquez parquet porcelain tiled floor, feature hand crafted tiled fireplace and hearth with wooden mantle, under stairs storage, recessed spotlights, built in storage cabinets, uPVC double glazed French doors to rear garden.

Kitchen

9'9" x 6'7" (2.97m x 2m)

Single drainer composite sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, extractor fan, plumbed for washing machine, Italian Lappato Porcelain tiled floor, part tiled walls, recessed spotlights, uPVC double glazed door

to rear garden.

First Floor Landing

Hot press with storage above, access to roof space.

Bedroom 1

9'6" x 8'2" (2.9m x 2.5m)

Double built in wardrobe, recessed spotlights.

Bedroom 2

11'5" x 7'5" (3.48m x 2.26m)

Bedroom 3

8'1" x 6'11" (2.46m x 2.1m)

Bathroom

Luxury white suite comprising: Panelled bath with mixer taps, telephone hand shower, and Rain shower, Square ceramic sink unit with mixer taps, concealed cistern dual flush WC, fully tiled walls, Italian Lappato porcelain tiled floor, heated towel rail and recessed spotlights.

Outside

Loose pebbled driveway to off street car parking for 2 cars.

Gardens

Front garden in shrubs, flowerbeds and boundary hedge.

Enclosed south facing rear garden in lawns, flowerbeds, shrubs, and loose pebble patio area. Garden shed, boiler house with oil boiler, PVC tank., outside tap, and light.

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All Measurements

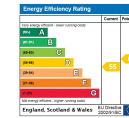
All Measurements are Approximate.

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

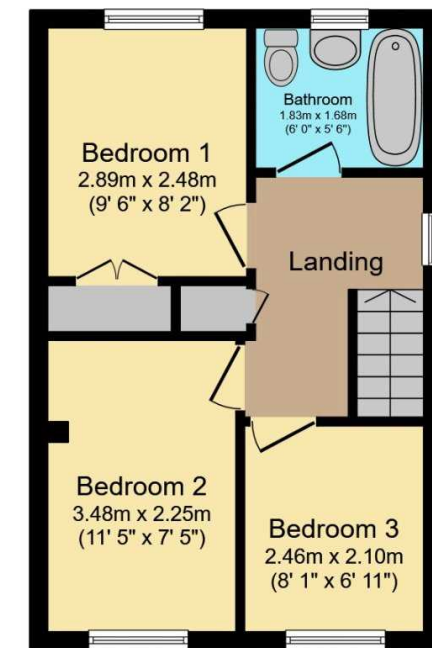
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 64.7 m² (697 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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Other important information which you will need to know about this property can be found at reedsrains.co.uk