

27 Bryansford Meadow, Bangor,  
County Down, BT20 3NX

**Asking Price: £180,000**

 **Reeds Rains**

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EPC Rating: E

### Description

This spacious red brick semi-detached villa is situated in Bryansford Meadow, off Springhill Road in the heart of Bangor West. The property has been extended and provides excellent accommodation throughout. The ground floor offers 2 reception rooms and a kitchen with a casual dining area whilst the first floor reveals 3 bedrooms and a shower room with a white suite. The roof space is accessed via a fixed staircase on the first floor and provides wonderful potential for buyers subject to obtaining all statutory approvals. Externally the property continues to excel with a large garden to the rear with a southerly aspect as well as ample parking space and a detached garage. With Bangor West Halt just a short stroll away, this property will appeal to a wide range of buyers, and early viewing is highly recommended.

### Reception Hall

### Lounge

16'7" x 11 (5.05m x 11)  
Stone fireplace with tiled hearth.

### Dining Room

10'6" x 8'7" (3.2m x 2.62m)  
Laminate wooden floor, uPVC double glazed sliding patio door to rear garden.

### Kitchen

18 x 8'4" (18 x 2.54m)  
Single drainer stainless sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, casual dining area, part tiled walls, uPVC double glazed door to garden.

### First Floor Landing

Access from the landing via fixed staircase to

roof space.

### Roof space

14'1" x 12'8" (4.3m x 3.86m)  
Velux window, eaves storage, radiator.

### Bedroom 1

13'2" x 9'1" (4.01m x 2.77m)  
Range of built-in robes.

### Bedroom 2

10'5" x 9'1" (3.18m x 2.77m)  
Range of built-in robes with louvered doors.

### Bedroom 3

8'9" x 8 (2.67m x 8)

### Shower Room

White suite comprising: Fully tiled built-in shower cubicle with electric shower, pedestal wash hand basin, dual flush WC, part tiled walls.

### Outside

Tarmac driveway to excellent car parking space and access to garage.

### Detached Garage

18'1" x 9'5" (5.5m x 2.87m)  
Up and over door, power and light.

### Gardens

Front garden in lawns.

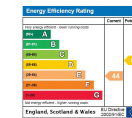
Large rear garden in lawns, paved patio area, and boundary hedge.

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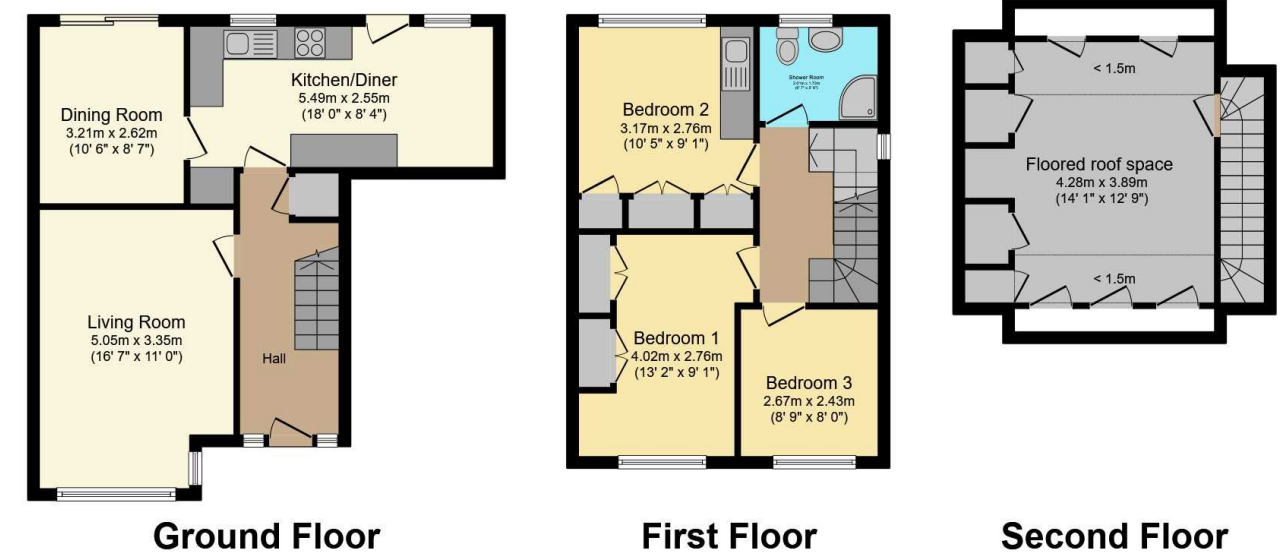
All Measurements  
All Measurements are Approximate.

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 111.1 m<sup>2</sup> (1,196 sq.ft.) approx  
Restricted height 6.6 m<sup>2</sup> (71 sq.ft.)

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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