



98 Old Gransha Road, Bangor,  
County Down, BT19 7HA

**Asking Price: £170,000**

 **Reeds Rains**

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EPC Rating: D

### Description

This attractive red brick semi detached villa is located on Old Gransha Road. This location is within walking distance of Bangor town centre, Bloomfields and Bangor Grammar school whilst being ideally located for access to Bangor's ring road network.

Internally the property is exceptionally well appointed with a modern fitted kitchen, luxury bathroom suite, gas fired heating and all important cloakroom with WC. Externally there is ample car parking accessed from the rear and mature south facing gardens in both lawns and timber decking.

Available immediately with no onward chain early viewing is highly recommended.

### Reception Hall

Hardwood front door with double glazed side panel, ceramic tiled floor.

### Cloakroom / WC

White suite comprising : Dual flush WC, wash hand basin with tiled splashback, ceramic tiled floor, extractor fan.

### Through Lounge / Dining

24'9" x 10'7" (7.54m x 3.23m)

Laminate wooden floor, Multi fuel stove with slate hearth and beam mantle, cornice ceiling, recessed spotlights, upvc double glazed door to rear decking.

### Kitchen

15' x 6'4" (4.57m x 1.93m)

Belfast sink with mixer taps and granite drainer, excellent range of high and low level units with solid wooden work surfaces, built in stainless steel oven and 4 ring ceramic hob, stainless steel chimney extractor fan, laminate

wooden floor and recessed spotlights.

### First Floor Landing

Access to roof space via slingsby type ladder.

### Bedroom 1

14' x 10'6" (4.27m x 3.2m)

Decorative cast iron fireplace, exposed wooden floor.

### Bedroom 2

10'6" x 10'5" (3.2m x 3.18m)

### Bedroom 3

11' (3.35) AT WIDEST x 6'5" (1.96)

Recessed lights, built in wardrobe.

### Bathroom

White suite comprising: Tiled panel bath with mixer taps, telephone hand shower and Rain shower, dual flush WC, rice bowl sink unit on tiled plinth, fully tiled walls, ceramic tiled floor, recessed spotlights.

### Outside

Accessed via laneway from rear leading to large tarmac driveway with ample car parking space. Further access to

### Attached Garage

18'4" x 9'2" (5.6m x 2.8m)

Up and over door, power and light , plumbed for washing machine, Gas boiler.

### Gardens

Front garden in lawns, shrubs and flowerbeds. Enclosed south facing rear garden in lawns and feature timber decking. Outside tap and light. PVC fascia, soffits and guttering.

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All Measurements

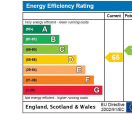
All Measurements are Approximate.

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.

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