

3 Glenan Park, Bangor, County Down, BT20 4SN

Asking Price: £230,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

Well presented throughout this detached villa is located close to Ward Park, leading schools, and is just a 5-minute walk from Bangor centre.

The property offers well proportioned accommodation across both levels with 2 reception rooms, conservatory, modern fitted kitchen, and a ground floor cloakroom with WC. The first floor reveals 3 bedrooms and a shower room with a white suite.

Externally there are mature gardens, enclosed to the rear in lawns and boundary hedging, as well as the all important garage, ideal for storage.

Demand for properties in this area always outweighs supply and early viewing is highly recommended.

Entrance Hall

uPVC double glazed front door.

Cloakroom/WC

White suite comprising, dual flush WC, vanity unit with mixer taps.

Lounge

15'7" x 11'8" (4.75m x 3.56m)

Feature wooden fireplace, marble inset and hearth, cornice ceiling.

Family Room

9'9" x 8'6" (2.97m x 2.6m)

Cornice ceiling.

Kitchen / Dining

15'3" x 9'5" (4.65m x 2.87m)

Single drainer, 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, built in double oven, 4 ring ceramic hob, stainless steel chimney extractor fan, plumbed for

washing machine, laminate wooden floor, partly tiled walls, casual dining area, upvc double glazed door to:

Conservatory

13'4" x 9'5" (4.06m x 2.87m)

Ceramic tiled floor, heat and power, upvc double glazed door to garden.

First Floor Landing

Access to roofspace.

Bedroom One

11'8" x 10'10" (3.56m x 3.3m)

Double built in mirrored sliding robe and additional double built in robe.

Bedroom Two

11'5" x 9'9" (3.48m x 2.97m)

Built in double robe.

Bedroom Three

9'5" x 8'6" (2.87m x 2.6m)

Shower Room

Modern white suite comprising: Walk-in shower cubicle, thermostatically controlled shower unit and rain shower, vanity unit with mixer taps, dual flush WC, panelled walls and ceiling, recessed spotlights, heated towel rail.

Outside

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

Attached garage

18'4" x 9'6" (5.6m x 2.9m)

Roller door, power and light, gas fired boiler.

Gardens

Front garden in lawns and shrubs.

Enclosed rear garden in well tended lawns, boundary hedge and paved patio area, Outside tap and light.

PVC Fascia, soffits and guttering.

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All Measurements

All Measurements are Approximate.

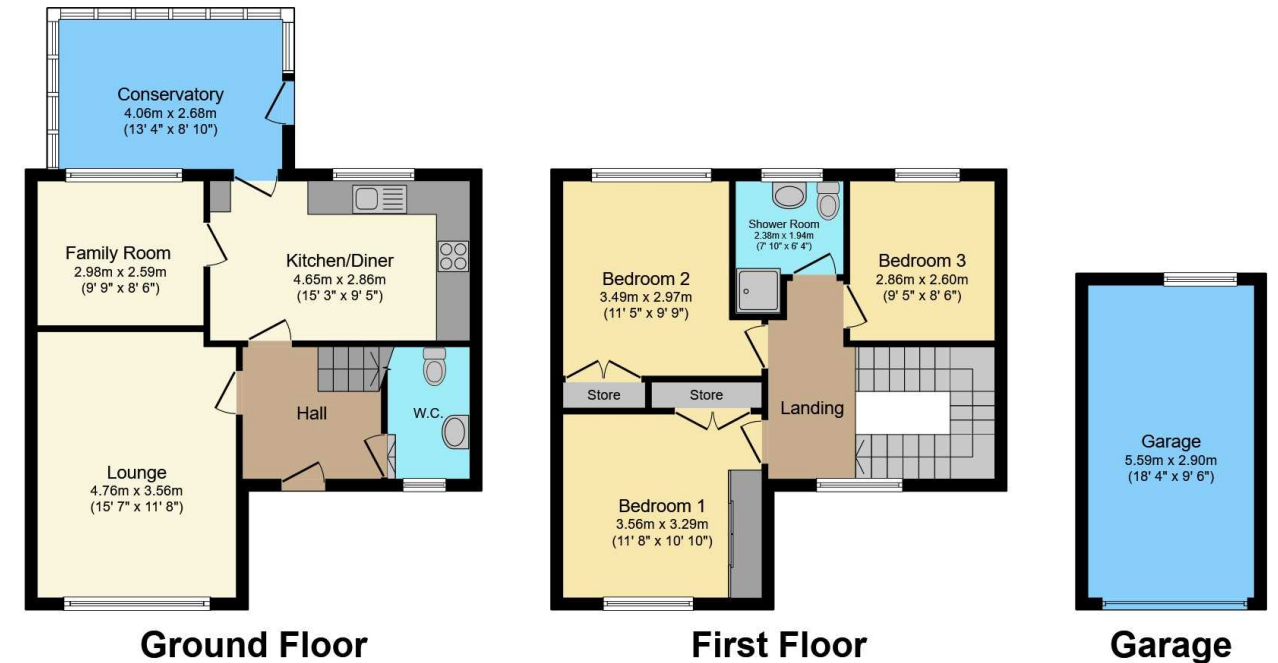
Laser Tape Clause

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.



Total floor area 125.6 m² (1,352 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