


36 Princetown Road, Bangor,
County Down, BT20 3TA

Asking Price: £245,000

 **Reeds Rains**

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EPC Rating: D

Description

Located on the ever popular Princetown Road, just a short stroll from Bangor Centre, transportation hubs, and Bangor Marina, this charming period property will appeal to a broad spectrum of purchasers.

The accommodation comprises of 2 reception rooms and a luxury modern kitchen on the ground floor, complimented by 3 first-floor bedrooms and a modern bathroom with white suite. The property has retained many period features including cornicing and picture rails whilst also benefiting from gas heating. Externally the property offers a private courtyard to the rear with a covered deck, ideal for a barbeque.

Entrance Porch

Hardwood front door, ceramic tiled floor, glazed door to Reception Hall.

Reception Hall

Cornice ceiling.

Lounge

13'11" x 12'4" (4.24m x 3.76m)
Solid wood flooring, feature wooden fireplace with tiled inset and hearth and Multi fuel stove, cornice ceiling, ceiling rose.

Dining Room

13'1" x 9'7" (4m x 2.92m)
Solid wood flooring, feature slate fireplace and hearth, built in display shelving, gas fired boiler, picture rail.

Kitchen

10'3" x 10'2" (3.12m x 3.1m)
Single drainer composite sink unit with mixer taps, excellent range of high and low level

units with laminated work surfaces, built-in oven and 4 ring induction hob, chimney extractor fan, integrated fridge, integrated freezer, plumbed for dishwasher, ceramic tiled floor, part tiled walls, recessed spotlights.

First Floor Return

Bathroom

10 x 7'8" (10 x 2.34m)
Luxury white suite comprising: Ball and Claw Freestanding bath, walk in shower with thermostatically controlled shower unit and body jets, dual flush WC, pedestal wash hand basin, ceramic tiled floor, fully tiled walls.

First Floor Landing

Velux window, airing cupboard.

Bedroom 1

11'11" x 11'10" (3.63m x 3.6m)
Built in cupboard.

Bedroom 2

13'1" x 10'3" (4m x 3.12m)
Velux window, range of built in robes.

Bedroom 3

11'11" x 7'3" (3.63m x 2.2m)

Outside

Front garden in paved patio and shrubs.

Enclosed courtyard to rear in paved patio and covered deck.

Wash house to rear with power and light, plumbed for washing machine.

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All Measurements

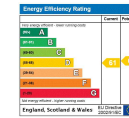
All Measurements are Approximate.

Laser Tape Clause

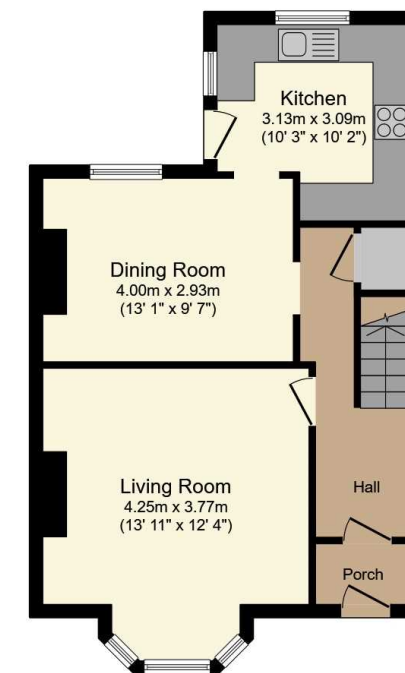
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

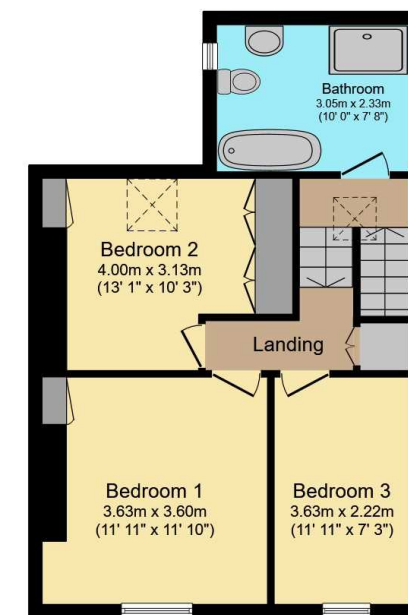
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 96.6 sq.m. (1,040 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