


11 Meadowvale Drive, Bangor,  
County Down, BT19 1HP

**Asking Price: £139,950**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

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EPC Rating: 60 D

### Description

Occupying a mature site with gardens front and rear this semi detached chalet bungalow will appeal to a wide range of purchasers. The ground floor provides a lounge, fitted kitchen, luxury white bathroom suite, and optional bedroom 3 or 2nd reception room. There are 2 bedrooms on the first floor. The property which is fully double glazed also benefits from gas fired heating and PVC facias, soffits, and guttering. Ideal for a first-time buyer or down sizer alike viewing is highly recommended.

### Reception Hall

Composite double glazed front door, ceramic tiled floor, storage cupboard with Gas boiler.

### Bathroom

Luxury white suite comprising: Spa bath with mixer taps, telephone hand shower, and additional Rain shower, pedestal wash hand basin, dual flush WC, fully tiled walls, ceramic tiled floor, recessed spotlights, stainless steel heated towel rail.

### Living Room

14'2" x 10'10" (4.32m x 3.3m)  
Marble fireplace and hearth.

### Dining Room / Bedroom 3

12'4" x 10'2" (3.76m x 3.1m)

### Kitchen

10'5" x 9'2" (3.18m x 2.8m)  
Single drainer stainless steel sink unit with mixer taps and water filter tap, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, glass splashback, chimney extractor fan, plumbed for washing machine, integrated dishwasher, ceramic tiled floor, recessed

spotlights, part tiled walls, uPVC double glazed door to garden.

### First Floor Landing

Built in storage cupboard.

### Bedroom 1

12 x 10'8" (12 x 3.25m)  
Velux, eaves storage.

### Bedroom 2

12 x 7'2" (12 x 2.18m)  
Eaves storage.

### Outside

Tarmac driveway to ample car parking space.

### Gardens

Front garden in loose pebbles.  
Enclosed garden to rear in lawns and patio area. Outside tap and light.

PVC Fascia, soffits and guttering.

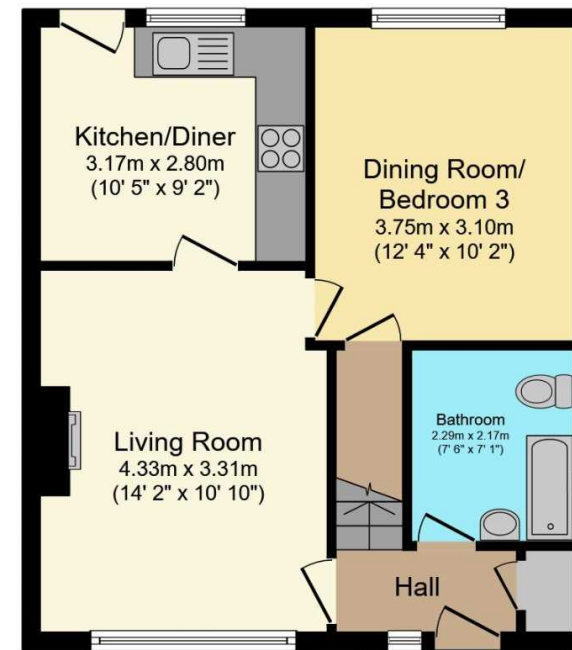
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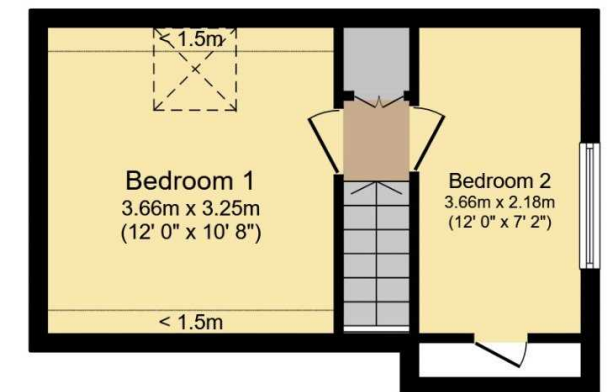
Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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 67.5 m<sup>2</sup> (727 sq.ft.) approx  
Restricted height 2.0 m<sup>2</sup> (21 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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