


43 Grove Park, Bangor, BT20 5QG

Asking Price: £199,950

 Reeds Rains

reedsrains.co.uk

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EPC Rating: E

Description

Situated in the ever popular village of Ballyholme, we offer for sale this well maintained and tastefully presented cottage style semi detached bungalow. Modernised throughout yet retaining the character and charm one expects from a home of this era. Offering compact yet spacious accommodation comprising lounge, dining room, kitchen, two bedrooms and bathroom, with the added benefit of oil fired central heating and double glazing. Ease of access to Bangor town centre and the main routes to Belfast plus all the amenities of Ballyholme are on your doorstep including shops, churches, schools and the beach with coastal walks. We would expect a home of this type to appeal to a wide market including first time buyers and those retiring to the area, therefore expect demand to be high and early viewing is recommended.

Reception Hall

Hardwood front door, laminate wooden floor. Access to roof space.

Roof Space

Accessed via Slingsby type ladder to fully floored roof space with power, light, and Velux window.

Living Room

10'10" x 10'4" (3.3m x 3.15m)
Feature cast iron fireplace with slate hearth, picture rail and cornice ceiling.

Dining Room

11'3" x 10'10" (3.43m x 3.3m)
Exposed wooden floor, brick fireplace with slate hearth and Multi-fuel stove, picture rail.

Kitchen

11'11" x 10'8" (3.63m x 3.25m)
Single drainer 1.5 ceramic sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, breakfast bar, Range recess, and chimney extractor fan, plumbed for washing machine, ceramic tiled floor, uPVC double glazed door to rear garden.

Bedroom 1

10'10" x 9'7" (3.3m x 2.92m)

Bedroom 2

10'10" x 7'6" (3.3m x 2.29m)

Bathroom

White suite comprising : Panelled bath with Mira electric shower, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail, hot press with storage above,

Cloakroom / WC

Separate matching Low flush WC with ceramic tiled floor.

Outside

Tarmac driveway to off-street parking space,

Gardens

Mature enclosed rear garden in lawns, trees, shrubs and boundary hedging. Pebbled patio area, garden pond and summerhouse.

The property also offers 2 basement storage areas, one housing the oil fired boiler.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are

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All Measurements

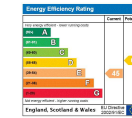
All Measurements are Approximate.

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 69.1 sq.m. (744 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

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Other important information which you will need to know about this property can be found at reedsrains.co.uk