


58 Tadworth, Bangor, County Down, BT19 7WD

Asking Price: £285,000

 **Reeds Rains**

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EPC Rating: TBC

Description

This well presented detached villa occupies a mature site in a quiet residential cul de sac.. The accommodation will appeal to families given the 2 separate reception rooms, cloakroom and fully fitted kitchen with dining area all on the ground floor. The first floor reveals 4 bedrooms and a modern shower room with a a white suite. Externally the gardens are mature and south facing , ideal for families with dedicated areas in lawns, brick paved patio, and a feature deck with a Pergola. The property also boasts an attached garage connected via the kitchen with a utility area to the rear and benefits from oil fired central heating. Located close to local primary schools and just a short stroll to Bangor Grammar School early viewing of this family home is recommended.

Reception Hall

Composite double glazed front door, ceramic tiled floor.

Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin.

Lounge

14'3" x 11'11" (4.34m x 3.63m)

Feature Multi fuel stove with slate hearth and beam mantle.

Kitchen / Dining

19'8" x 11'11" (6m x 3.63m)

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

freezer, integrated dishwasher, part tiled walls, ceramic tiled floor, door to attached garage.

Living Room

Laminate wooden floor, uPVC double glazed sliding patio door to rear garden.

First floor landing

Access to roof space, storage cupboard.

Bedroom 1

Bedroom 2

13'5" x 8'5" (4.1m x 2.57m)

Bedroom 3

12'10" x 8'6" (3.9m x 2.6m)

Velux.

Bedroom 4

8'4" x 7'5" (2.54m x 2.26m)

Family Bathroom

8'4" x 7'5" (2.54m x 2.26m)

White suite comprising: Fully tiled built in shower cubicle with Mira electric shower, vanity unit with mixer taps, dual flush WC, fully tiled walls, ceramic tiled floor, heated towel rail.

Outside

Tarmac driveway to ample off street parking and access to Garage.

Attached garage

20'2" x 9'5" (6.15m x 2.87m)

Up and over door, power and light, plumbed for washing machine, oil fired boiler, access to rear garden.

Gardens

Front garden in lawns.

Fully enclosed rear garden with a southerly aspect in lawns, boundary hedging, brick

paved patio area and feature decking with Pergola.
PVC Oil tank and additional storage area for bins to side.

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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.