



We are delighted to present this newly modernised 3 bedroom bungalow set on the edge of Ward Park, Bangor. The property has just been extensively updated including a brand new natural gas central heating system, new and extended kitchen with dining area and French doors opening to a large rear garden with patio area. The property also benefits from a spacious lounge with feature contemporary electric fire. For further peace of mind it has also been completely rewired to meet the latest regulations.

Its quiet location offers easy access to Bloomfield Shopping Centre, a wide range of local shops, schools, churches and Bangor town centre. It is also convenient to Bangor's ring road ensuring easy travel to Belfast or the coast.

With so much to offer we don't think this one will remain on the market for long.

Offers Over
£295,000

107 Fairfield Road,
Bangor,
BT20 4TP

Viewing by
appointment
through agent
028 9042 4747



- Superb Detached Bungalow
- Completely Refurbished & Finished to a High Specification
- Lounge with Contemporary Electric Fire
- Luxury Kitchen with Spacious Dining Area and direct access to patio / garden
- Three Well Proportioned Bedrooms
- Spacious Bathroom with Separate Shower Cubicle
- New oak doors throughout property
- Gas Heating / Double Glazed Windows
- Ample Driveway Parking leading to Attached Garage
- Mature gardens to Front in Lawns, Shrubs etc
- Enclosed Rear Garden which enjoys the Sun Throughout the Day
- Most Convenient & Sought After Location
- No Onward Chain

The Property Comprises:

Ground Floor

PORCH: Tiled. Composite front door leading to:

ENTRANCE HALL: Laminate wooden floor, cornice ceiling, LED lighting. Cloaks area, built-in cupboard.



LOUNGE: 15' 5" x 12' 0" (4.7m x 3.66m) Wall-mounted electric fire, cornice ceiling.



KITCHEN/DINING: 19' 6" x 10' 0" (5.94m x 3.05m) Cashmere luxury kitchen with excellent range of high and low level units, laminate work surfaces. Blanco stainless steel sink unit, mixer tap, Indesit four ring ceramic hob, extractor fan, mirrored splashback, Indesit oven. Larder cupboard with pull out drawers, space for fridge/freezer. Island with breakfast bar. Laminate wooden floor, double doors to patio/garden.



BATHROOM: White bathroom suite comprising panelled bath with mixer tap, separate walk-in shower cubicle with thermostatic shower head, washstand with drawer below. Heated towel rail, low flush wc, LED lighting, extractor fan.



PRINCIPAL BEDROOM: 12' 4" x 11' 0" (3.76m x 3.35m)

BEDROOM (2): 10' 4" x 10' 2" (3.15m x 3.1m)

BEDROOM (3): 9' 5" x 9' 0" (2.87m x 2.74m) (at widest points).



Access to roofspace.



Outside

ATTACHED GARAGE 17' 0" x 9' 4" (5.18m x 2.84m)

UTILITY ROOM TO REAR: 9' 4" x 6' 0" (2.84m x 1.83m) Warmflow gas fired boiler. Space for tumble dryer, plumbed for washing machine.

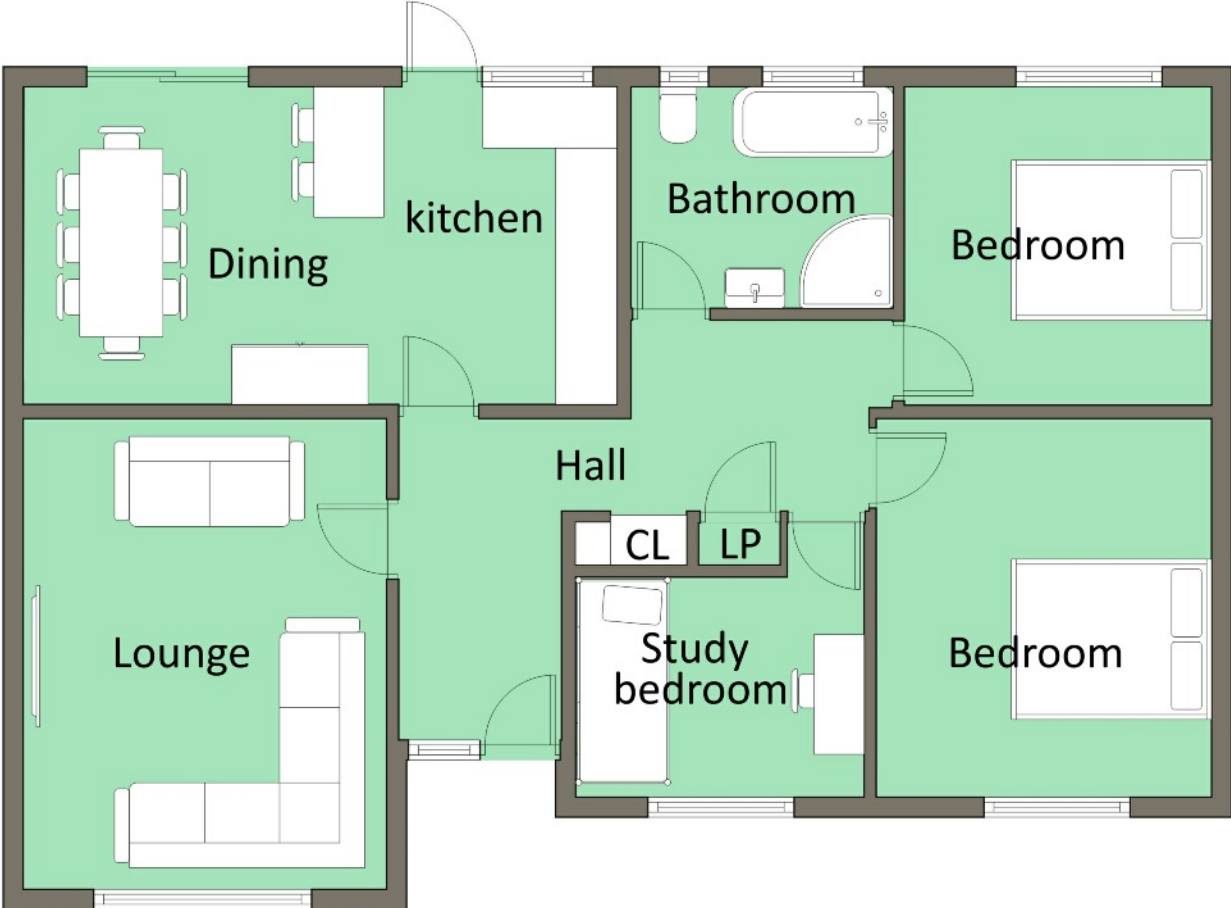
Front garden with pedestrian pathway to front door. Mature shrubs and plants. Driveway parking to front with ample parking.

Paved patio area to rear and rear garden laid in lawn. Further lower patio area in pebbles, all enjoying a sunny south facing aspect.

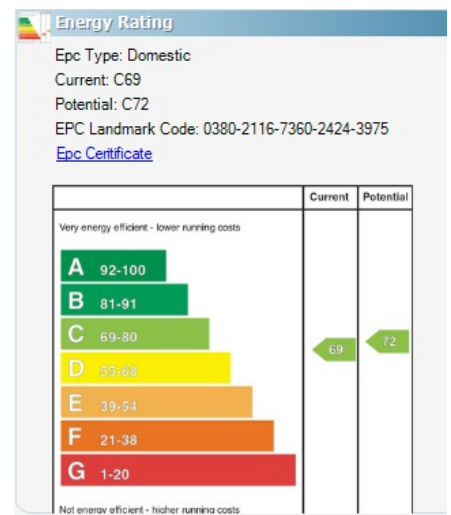


Location:

Leaving Bangor Town Centre proceed along Gransha Road and turn left before roundabout into Fairfield Road and No 107 is on left hand side.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.