

11 Rutherglen Gardens, Bangor,
County Down, BT19 1DY

Asking Price: £190,000

 **Reeds Rains**

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EPC Rating: E

Description

Located in a quiet residential cul de sac just minutes walk from Bangor West Halt, this red brick semi detached villa is offered to the market chain free.

The accommodation comprises of 2 ground floor reception rooms and a fitted kitchen, complimented by 3 first floor bedrooms and a bathroom with cream suite. The property is double glazed throughout, benefits from oil fired heating and has been rewired. Externally there is off street parking , a detached matching garage and mature gardens fully enclosed to the rear in lawns and paved patio.

Entrance Hall

uPVC double glazed front door, ceramic tiled floor, under stairs storage.

Lounge

13'10" x 10'11" (4.22m x 3.33m)
Mahogany fireplace with marble inset and hearth, cornice ceiling.

Dining Room

12'1" x 9'10" (3.68m x 3m)
Brick fireplace with tiled hearth, cornice ceiling.

Kitchen

19'3" x 7'7" (5.87m x 2.3m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in double oven and 4 ring ceramic hob, stainless steel chimney extractor fan, plumbed for washing machine, part tiled walls, ceramic tiled floor, recessed spotlights. Casual dining area and uPVC double glazed door to rear garden.

First Floor Landing

Access to roof space.

Bedroom 1

12'3" x 9'11" (3.73m x 3.02m)
Range of built in robes with storage above.

Bedroom 2

12'2" x 9'11" (3.7m x 3.02m)

Bedroom 3

9'1" x 7'7" (2.77m x 2.3m)
Built in cupboard.

Bathroom

Cream suite comprising ; Panelled bath with mixer taps telephone hand shower and additional Redring electric shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, hot press with storage above.

Outside

Tarmac driveway to off street parking and access to garage.

Detached Garage

Roller door, power and light, oil fired boiler, side access.

Gardens

Front garden in lawns and shrubs.
Enclosed rear garden in lawns, paved patio area , boundary hedging and shrubs. Outside tap and light, PVC oil tank.

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All Measurements

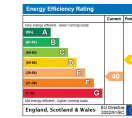
All Measurements are Approximate.

Laser Tape Clause

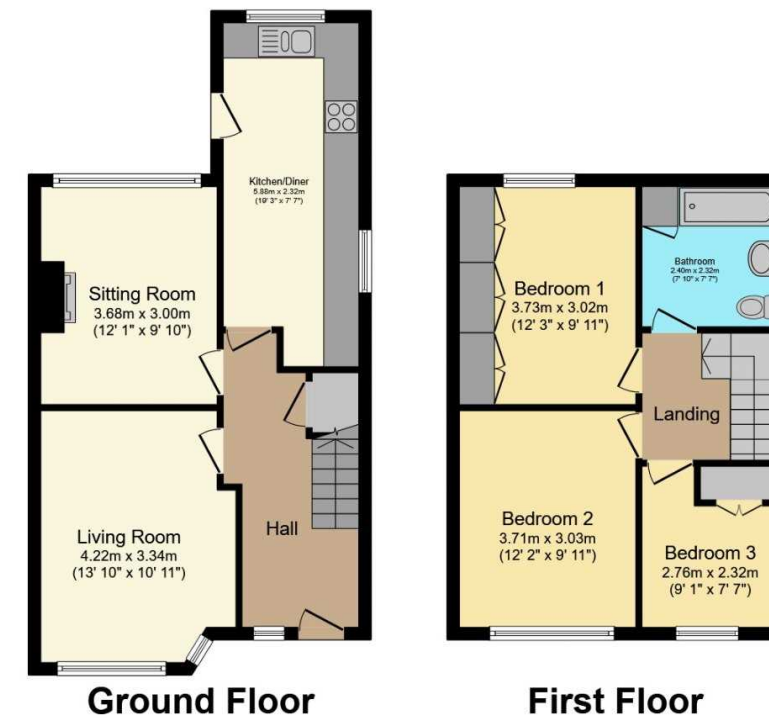
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch.



Total floor area 90.1 m² (970 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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