



This most attractive red brick town house occupies an excellent position within this fashionable and convenient development which is just on the outskirts of Bangor's bustling town centre off the ever popular Balloo Road.

Internally the property has been finished to a most exacting standard and offers bright and welcoming decor throughout. Of particular note is the spacious recently installed graphite kitchen / dining overlooking the garden, living room and four well proportioned bedrooms over the first and second floor. The principal bedroom has an ensuite shower room, further family bathroom on the second floor and study.

With so much to offer, from convenience to Bangor town centre, easy commuting to Belfast and beyond via road or public transport, makes this an excellent opportunity to own a low maintenance home within this modern development.

Offers Around
£199,950

17 Linen Road,
Bangor,
BT19 7JJ

Viewing by
appointment
through agent
028 9042 4747

- Attractive Red Brick End Townhouse
- Extremely Well Presented Throughout
- Luxury Graphite Kitchen with Dining Area
- Ground Floor Cloaks with Low Flush Suite
- Two First Floor Bedroom, Principal Bedroom with Ensuite Shower Room
- Two Second Floor Bedrooms, Family Bathroom and Study
- Upvc Double Glazed Windows / Gas Heating
- Front garden & Enclosed Rear Garden in Astro Turf, Patio Area & Parking Area for 2 Cars
- Popular & Convenient Location

The Property Comprises:

Ground Floor

Hardwood front door.

ENTRANCE HALL: Laminate wooden floor.

CLOAKROOM: Low flush wc, vanity unit.

LIVING ROOM: 14' 8" x 10' 3" (4.47m x 3.12m)

Laminate wooden floor.

KITCHEN/LIVING AREA: 17' 8" x 10' 8" (5.38m x 3.25m)

Graphite modern kitchen with excellent range of high and low level units, quartz work surfaces. Four ring gas hob, extractor fan, oven, plumbed for washing machine, vented for tumble dryer, plumbed for dishwasher. Stainless steel sink unit with mixer taps, display shelving. LED lighting and concealed lights. Laminate vinyl floor, double doors to outside.



First Floor

LANDING: Built-in cupboard.

PRINCIPAL BEDROOM: 11' 6" x 10' 1" (3.51m x 3.07m) Built-in robe with mirrored sliding doors and built-in cupboard.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, vanity unit, low flush wc, ceramic tiled floor, extractor fan.

BEDROOM (2): 11' 8" x 10' 6" (3.56m x 3.2m)
Laminate wooden floor.



Second Floor

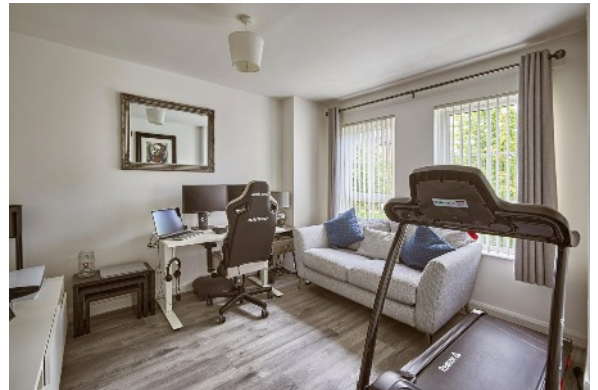
BEDROOM (3): 12' 8" x 10' 4" (3.86m x 3.15m)

BATHROOM: Panelled bath with mixer tap, thermostatic shower unit, shower screen, vanity unit, low flush wc, laminate vinyl flooring and tiled effect panelled walls.

BEDROOM (4): 10' 5" x 10' 3" (3.18m x 3.12m)

STUDY: 6' 9" x 5' 1" (2.06m x 1.55m)

LANDING: Access to roofspace, partly floored.
Built-in cupboard with gas fired boiler.



Outside

Parking for two cars lengthwise.

Enclosed garden laid in astroturf, patio area.

Garden shed.

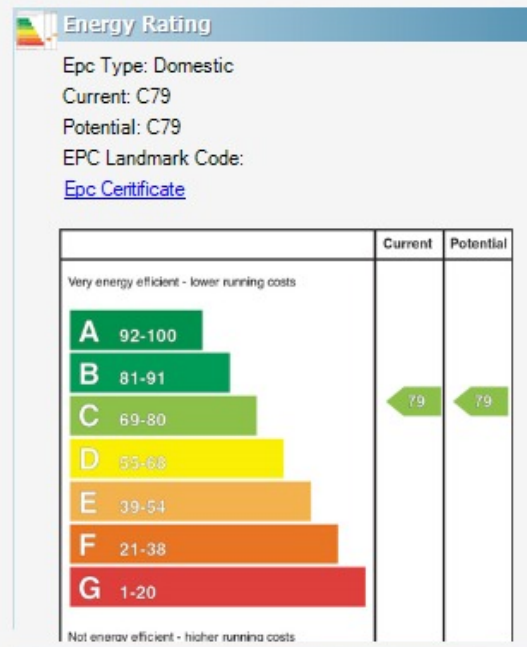


Location:

Leaving Bangor proceed along Gransha Road past roundabout, at second traffic lights turn right into Balloo Road. Continue past two sets of traffic lights and turn left into Rathgill Parade and Linen Lane is at the bottom of the road. Continue to the right into Linen Road and number 17 is on the left hand side.



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 Lisburn Road - 028 90 66 3030
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 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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