

15 Ashbury Gardens, Bangor,  
County Down, BT19 6TN

Asking Price: £185,000

 Reeds Rains

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EPC Rating: C

### Description

Beautifully presented throughout this attractive semi detached villa will leave the lucky buyer with nothing to do but move in.

Located off Ashbury Road, close to both Ballymagee and Kilmaine Primary schools this home will appeal to both the first time mover and first time buyer alike. The property boasts a modern fitted kitchen and contemporary white bathroom suite as well as gas heating and full double glazing.

Externally the property has ample car parking space and a detached garage. There are gardens to the front and enclosed to the rear with a southerly aspect.

Early viewing is highly recommended.

### Entrance Hall

UPVC double glazed front door, Ceramic tiled floor, under stairs storage cupboard.

### Living Room

13'5" x 12'7" (4.1m x 3.84m)

Feature fireplace with marble mantle and tiled hearth,. Laminate wooden flooring. Open plan to. Dining.

### Dining Room

9'9" x 8'9" (2.97m x 2.67m)

Laminate wooden flooring.

### Kitchen

11'4" x 9'2" (3.45m x 2.8m)

Range of high and low level white units, laminate work surfaces and up stands, 1 1/2 bowl single drainer stainless steel sink unit, 4 ring ceramic hob, glass and stainless steel extractor fan, stainless steel splashback, built-in under counter single oven, plumbed for washing machine. Under counter lighting, breakfast bar. Built-in larder cupboard. Tiled floor. Double glazed door to rear garden.

### First Floor Landing

Recessed spotlights, access to roof space

### Master Bedroom

11'6" x 8' (3.5m x 2.44m)

Wall to wall built in robes with mirrored sliding doors.

### Bedroom Two

11'2" x 8'9" (3.4m x 2.67m)

Wall to wall built in robes with mirrored sliding doors.

### Bedroom Three

8'2" x 7'9" (2.5m x 2.36m)

Built-in wardrobes.

### Bathroom

White suite, comprising: Panel bath, thermostatically controlled shower unit, dual flush WC , vanity unit, heated towel rail, fully tiled walls, ceramic tiled floor, panelled ceiling, recessed lighting, storage cupboard.

### Outside

Tarmac driveway to excellent car parking and access to Garage.

### Detached Garage

Roller door.

### Gardens

Front garden in lawns and mature hedging.

Fully enclosed, south facing rear garden with feature raised lawn area and a patio area. Mature trees. Outside light, outside tap.

PVC Fascia, soffits and guttering.

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### All Measurements

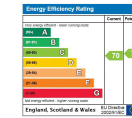
All Measurements are Approximate.

### 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.



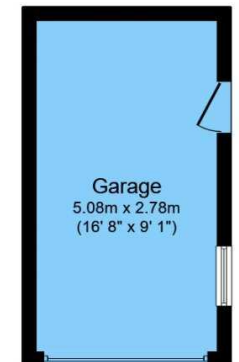
For full EPC please contact the branch.



Ground Floor



First Floor



Garage

Total floor area 104.1 m<sup>2</sup> (1,121 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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