

9 Alandale, Bangor, County Down,
BT19 6DF

Asking Price: £195,000

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £195,000

EPC Rating: TBC

Description

Located off Ballymaconnell Road south, overlooking a green area, this red brick detached villa has been priced to allow for some sympathetic updating. The property offers 3 bedrooms, 2 separate reception rooms, fitted kitchen and a bathroom with coloured suite. A ground floor cloakroom with WC and an attached garage complete the impressive layout. The property is fully double glazed throughout and benefits from the installation of Gas fired heating. Externally there are mature gardens to both the front and rear and the property is ideally located close to leading schools, public transport links, and arterial routes. Sold with no onward chain immediate viewing of this family home is highly recommended.

Reception Hall

uPVC double glazed front door, solid wood flooring.

Cloakroom / WC

White suite comprising: Low flush WC, wash hand basin, solid wood flooring.

Lounge

15'11" x 10'7" (4.85m x 3.23m)
Mahogany fireplace with marble inset and hearth.

Dining Room

14'11" x 9'10" (4.55m x 3m)
Brick fireplace and hearth.

Kitchen

9'10" x 9' (3m x 2.74m)
Single drainer composite sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, cooker space, extractor fan and canopy, breakfast

bar, plumbed for dishwasher, part tiled walls, laminate wooden floor, uPVC double glazed door to rear garden.

First Floor Landing

Built in cupboard and additional airing cupboard.
Access via pull down ladder to roof space.

Roof Space

Partly floored and light.

Bedroom 1

15'11" x 10'7" (4.85m x 3.23m)

Bedroom 2

14'1" x 9'10" (4.3m x 3m)
Double built in robe with storage above.

Bedroom 3

9'11" x 8' (3.02m x 2.44m)

Bathroom

Coloured suite comprising: bath with mixer taps and Triton electric shower, pedestal wash hand basin, low flush WC, fully tiled walls, tongue and groove ceiling with recessed spotlights.

Outside

Tarmac driveway to car parking and access to garage.

Attached Garage

Roller door, power and light, Gas boiler, rear access.

Gardens

Front garden in lawns.
Enclosed rear garden in lawns with paved patio area, flowerbeds and shrubs.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

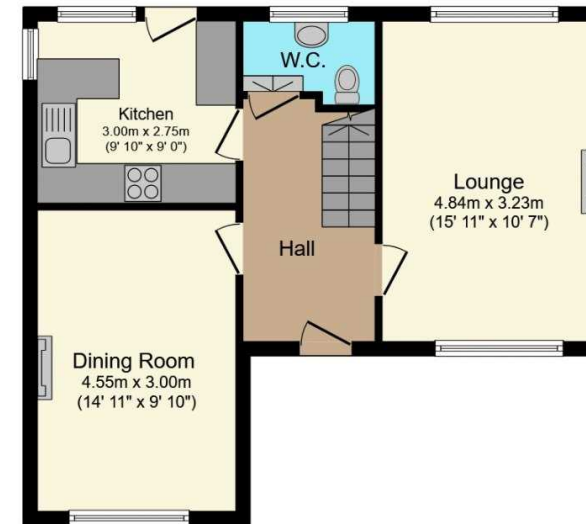
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All Measurements are Approximate.

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

Total floor area 97.0 m² (1,044 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). Powered by www.focalagent.com

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Other important information which you will need to know about this property can be found at reedsrains.co.uk