

2 Balmoral Court, Bangor, County  
Down, BT19 7XQ

**Asking Price: £177,500**

 **Reeds Rains**

reedsrains.co.uk



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EPC Rating: C

### Description

This deceptively spacious semi detached villa is located off Balloo Road, close to shops, transport links, arterial routes and just a few minutes walk from Bangor Grammar School. The ground floor reveals a spacious lounge with a multi-fuel stove and, a family room which is open plan to a modern fitted kitchen. The first floor offers 3 bedrooms and a modern white bathroom suite with an additional shower cubicle. The property is fully double glazed and benefits from gas fired heating. Externally there are gardens to both front and rear in lawns as well as excellent off street car parking. Ideal for the first time buyer or first time mover alike early viewing is highly recommended.

### Reception Hall

Mahogany effect uPVC double glazed front door, ceramic tiled floor.

### Lounge

15'2" x 11'9" (4.62m x 3.58m)  
Laminate wooden floor, feature multi fuel stove on a granite hearth, cornice ceiling.

### Kitchen / Dining / Family

21'4" (6.5) x 20'3" (6.17) at widest  
Single drainer 1.5 stainless steel sink unit with laminated work surfaces, plum,bed for dishwasher, range recess, stainless steel chimney extractor fan, plumbed for American fridge freezer, part tiled walls, ceramic tiled floor, under stairs storage, recessed spotlights, casual dining area, open plan to family room. Ceramic tiled floor, cornice ceiling, recessed spotlights, uPVC double glazed door to rear garden.

### First floor landing

Access to roof space where the gas boiler is

situated.

### Bedroom 1

16'6" x 11'8" (5.03m x 3.56m)  
Range of built in robes with sliding doors.  
Recessed spotlights.

### Bedroom 2

10'11" x 8'7" (3.33m x 2.62m)  
Laminate wooden floor.

### Bedroom 3

10'4" x 8'7" (3.15m x 2.62m)  
Laminate wooden floor.

### Bathroom

11'3" x 5'11" (3.43m x 1.8m)  
Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower, dual flush WC, vanity unit with mixer taps, stainless steel heated towel rail, recessed spotlights, ceramic tiled floor.

### Outside

Tarmac driveway to car parking space.

### Gardens

Front garden in lawns.  
Enclosed rear garden in lawns and decking, outside tap and light.

PVC Fascia, soffits, and guttering.

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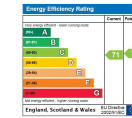
All Measurements  
All Measurements are Approximate.

### Laser Tape Clause

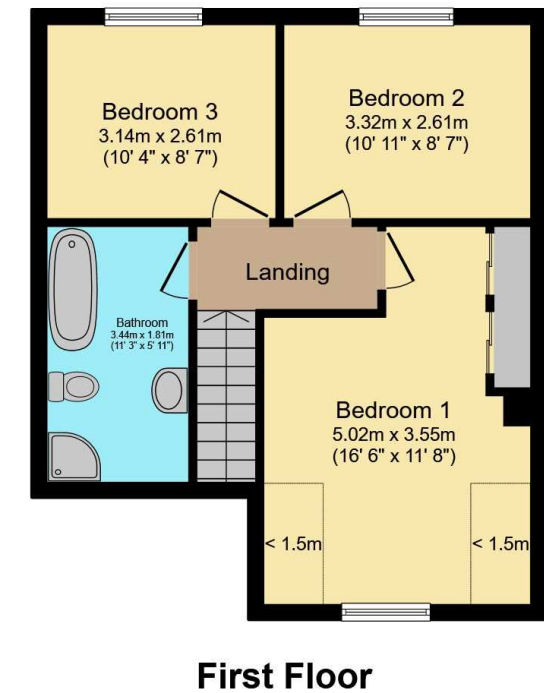
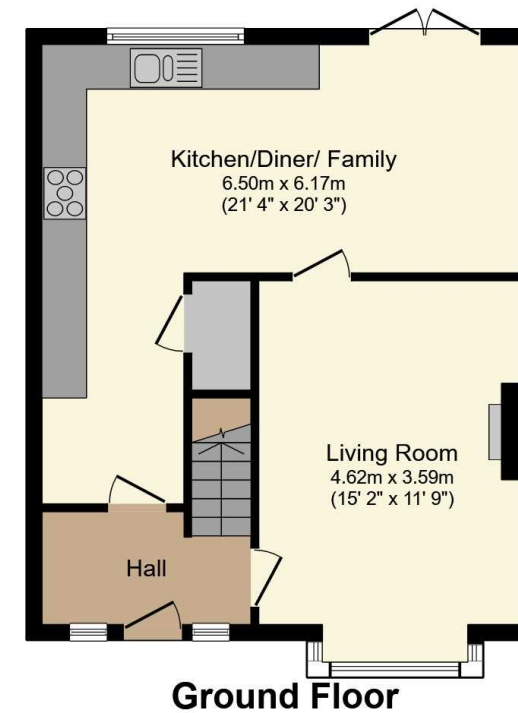
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Floorplan Clause

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



For full EPC please contact the branch.



Total floor area 94.9 m<sup>2</sup> (1,021 sq.ft.) approx

Restricted height 2.6 m<sup>2</sup> (28 sq.ft.)

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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