

85 Tadworth, Bangor, County Down, BT19 7WG

Asking Price: £285,000

 **Reeds Rains**

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EPC Rating: C

Description

This well presented detached family home is located in a quiet child friendly cul de sac close to both Bangor Grammar and Ballymagee primary schools. The property offers excellent accommodation on both levels with a lounge, cloakroom with WC, and modern fitted kitchen open plan to dining and living rooms all on the ground floor. The first floor reveals 4 bedrooms and a contemporary family bathroom complete with a shower and additional panelled bath. Externally the home continues to impress with a detached garage for that all important storage as well as mature gardens, fully enclosed to the rear with a southerly aspect. Offered to the market chain free, early viewing is highly recommended.

Reception Hall

Hardwood double glazed front door, laminate wooden floor.

Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin, tiled splashback, laminate wooden floor.

Lounge

14'2" x 11'8" (4.32m x 3.56m)
Laminate wooden floor, mahogany fireplace with cast iron and tiled inset, and granite hearth.

Kitchen / Dining / Living

23'8" x 19'8" at widest (7.21m x 6m at widest)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, built-in oven, and 4 ring ceramic hob, stainless steel chimney extractor fan, integrated dishwasher, central island, part tiled walls, laminate

wooden floor. Open plan to living room with laminate wooden floor, Multi fuel stove on tiled hearth, uPVC double glazed sliding patio door to rear garden.

First Floor Landing

Airing cupboard with gas boiler. Access to roof space.

Bedroom 1

13'4" x 8'8" (4.06m x 2.64m)
Laminate wooden floor.

Bedroom 2

11'9" x 10'6" (3.58m x 3.2m)
Laminate wooden floor, Range of built in furniture including robes and dresser.

Bedroom 3

12'6" x 8'6" (3.8m x 2.6m)
Laminate wooden floor, double built in robe with mirrored sliding doors., Velux.

Bedroom 4

8'7" x 6'10" (2.62m x 2.08m)
Laminate wooden floor.

Family Bathroom

Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower, panelled shower cubicle with thermostatically controlled shower unit and additional Rain shower, vanity unit with mixer taps, dual flush WC, ceramic tiled floor, panelled walls and ceiling with recessed spotlights.

Outside

Tarmac driveway to car parking.

Detached Garage

18'4" x 9'10" (5.6m x 3m)
Up and over door, power and light, plumbed for washing machine, side access.

Gardens

Front garden in lawns and shrubs.

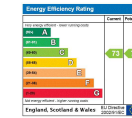
Enclosed rear garden in lawns, paved patio area, boundary hedging, and shrubs. Feature decked area, outside tap and light.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

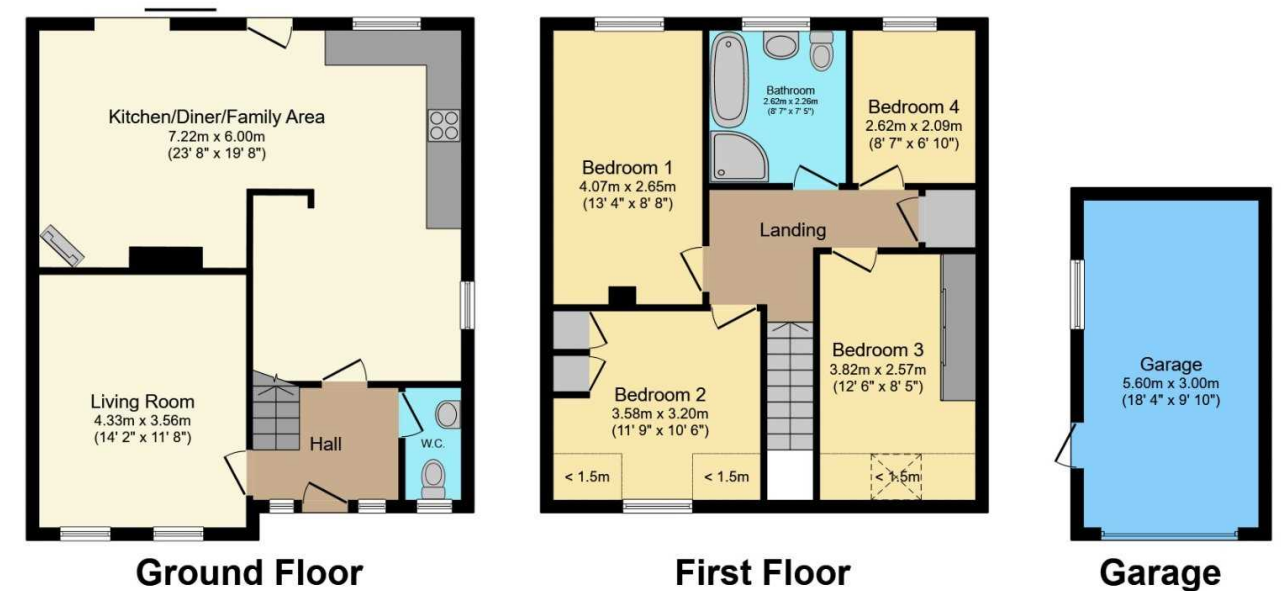
All Measurements
All Measurements are Approximate.

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 130.4 m² (1,404 sq.ft.) approx
Restricted height 4.0 m² (43 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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