


85 Shaftesbury Road, Bangor,
County Down, BT20 3GB

Asking Price: £170,000

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

85 Shaftesbury Road, Bangor, County Down, BT20 3GB

Asking Price: £170,000

EPC Rating: TBC

Description

This deceptively spacious townhouse is located in the popular Shaftesbury development just a short stroll from Bangor West Halt and Bangor centre. The property has been beautifully presented by the current owners both inside and out and the results are stunning. The accommodation comprises of 3 bedrooms (Master with en-suite shower room) and a Family bathroom on the first floor. The ground floor reveals a spacious lounge, luxury fitted kitchen with range of integrated appliances which is open plan to a dining area.

Externally there is car parking to the front and a low maintenance enclosed rear garden in decking and pebbles as well as an insulated garden room.

Perfectly located for access to Belfast via road or rail this beautifully appointed townhouse must be viewed internally to be fully appreciated.

Reception Hall

Hardwood double glazed front door, ceramic tiled floor.

Cloakroom / WC

White suite comprising: Dual flush WC, semi pedestal wash hand basin, ceramic tiled floor, gas fired boiler, plumbed for washing machine.

Lounge

14'3" x 11'11" (4.34m x 3.63m)

Karndean flooring, feature Multi fuel stove on a slate hearth.

Kitchen / Dining

18'6" x 12 (5.64m x 12)

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, integrated fridge freezer, integrated dishwasher, part tiled walls, ceramic tiled floor, recessed spotlights. Open plan to Dining area with hardwood double glazed French doors to rear garden.

First Floor Landing

Bedroom 1

12 x 10'10" (12 x 3.3m)

Ensuite Shower room

White suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin, dual flush WC, ceramic tiled floor, part tiled walls, extractor fan.

Bedroom 2

12'1" x 9'1" (3.68m x 2.77m)

Bedroom 3

9'3" x 7'8" (2.82m x 2.34m)

Bathroom

White suite comprising: Panelled bath with mixer taps and Aqualisa shower, pedestal wash hand basin, dual flush WC, ceramic tiled floor, part tiled walls, extractor fan.

Outside

Car parking for 2 cars to the front of the property.

Gardens

Front garden in lawns, loose pebbles, shrubs and boundary hedging.

Enclosed garden to the rear in feature decking and loose pebbles. Outside tap and light.

Garden Room

12'10" x 11'5" (3.9m x 3.48m)

uPVC double glazed door, Insulated, power

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 Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

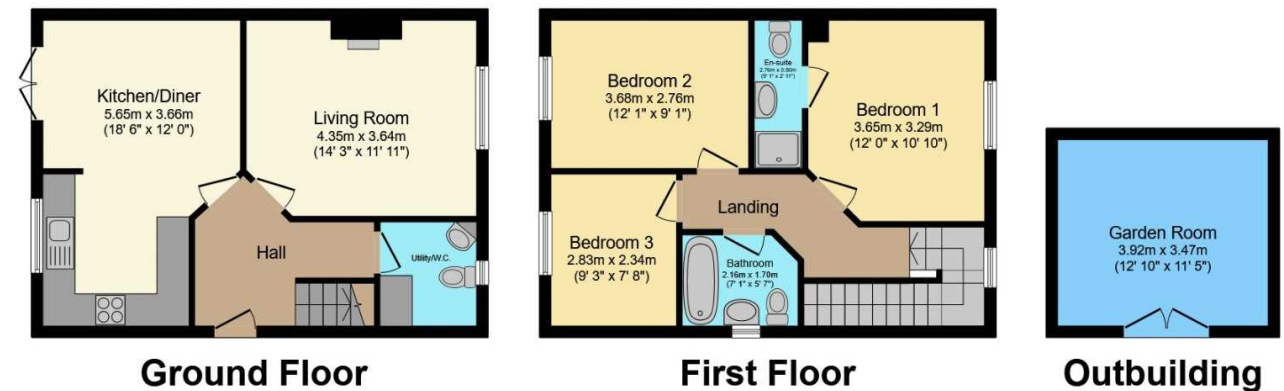
Laser Tape Clause

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 105.4 m² (1,135 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