


6 Stratford Road, Bangor, County  
Down, BT19 6ZN

**Asking Price: £199,950**

 **Reeds Rains**

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EPC Rating: TBC

### Description

This attractive semi detached chalet bungalow has been refurbished throughout by its present owners and the results are stunning.

The layout offers 4 bedrooms, 3 on the first floor as well as a modern shower room and one on the ground floor. There is a spacious lounge to the front of the property and a ground floor 4 piece white bathroom suite. The highlight of the property is situated at the rear with a modern fully fitted kitchen open plan to a dining area and additional living space.

Externally the property offers off street parking and a detached garage as well as low maintenance gardens in patio, loose pebbles, and artificial lawn.

Located close to shops, leading primary schools and just 5 minutes walk from Bangor Grammar School, early viewing is highly recommended.

### Reception Hall

Double glazed front door, laminate wooden floor, under stairs storage.

### Lounge

15'8" x 11'8" (4.78m x 3.56m)

Laminate wooden floor, feature Multi fuel stove on slate tiled hearth.

### Bedroom 3

11'9" x 9'9" (3.58m x 2.97m)

Laminate wooden floor.

### Bathroom

11'9" x 7'9" (3.58m x 2.36m)

Luxury white suite comprising: Free standing bath with mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower and Rain shower, dual flush WC, vanity unit with mixer taps, ceramic tiled floor, part tiled walls, extractor fan.

### Kitchen / Dining / Living

30'6" x 13'5" (9.3m x 4.1m)

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in double oven and 5 ring gas hob, stainless steel chimney extractor fan, integrated dishwasher, integrated washing machine, laminate wooden floor. Open plan to Dining area with uPVC double glazed French doors to garden. Open plan to family/living area.

### First Floor Landing

Access via Slingsby type ladder to part floored roof space with light and gas boiler.

### Bedroom 1

17'7" x 11'9" (5.36m x 3.58m)

Wall-to-wall range of built-in robes, eaves storage, Velux window.

### Bedroom 2

12 x 11'6" (12 x 3.5m)

Eave storage

### Bedroom 4

12 x 8

Velux window.

### Shower Room

Modern white suite comprising: Panelled shower cubicle with thermostatically controlled shower and Rain shower, dual flush WC pedestal wash hand basin, laminate wooden floor, Velux window, extractor fan.

### Outside

Tarmac driveway to car parking space. Double entrance gates leading to garage.

### Detached Garage

18'11" x 9'6" (5.77m x 2.9m)

Up and over door, power and light, vented for tumble dryer, upvc double; glazed door and window.

### Gardens

Front garden in low maintenance pebbles.

Enclosed rear garden in stone paved patio and artificial lawns. Outside tap and light.

PVC Fascia, soffits and guttering.

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All Measurements

All Measurements are Approximate.

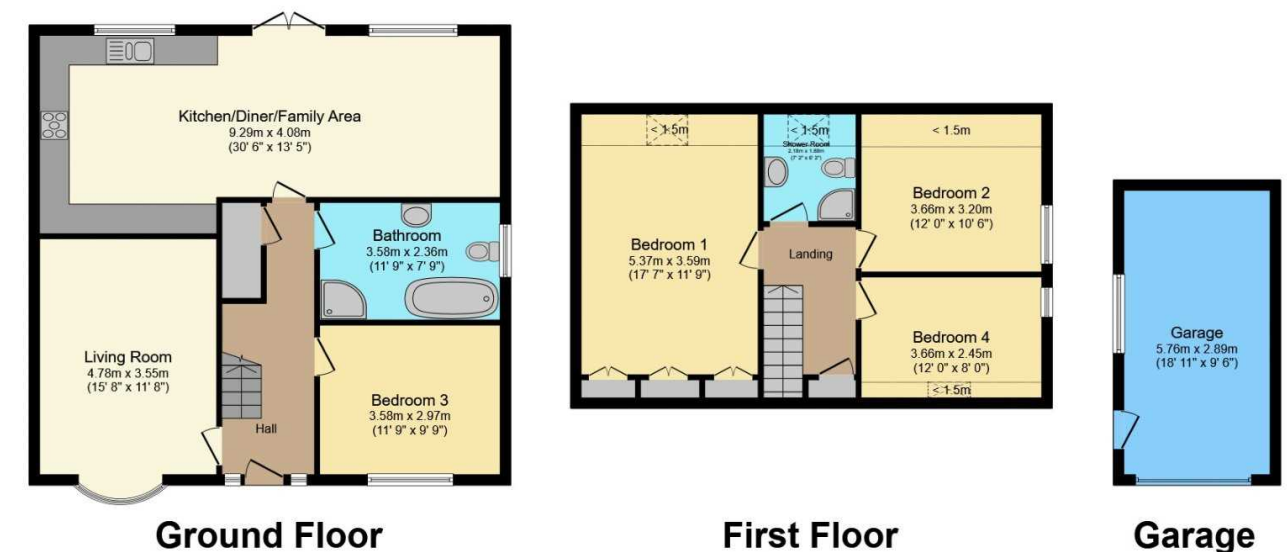
Laser Tape Clause

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

For full EPC please contact the branch.

Floorplan Clause

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



Total floor area 147.2 m<sup>2</sup> (1,585 sq.ft.) approx  
Restricted height 7.1 m<sup>2</sup> (77 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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