


80 Ashbury Road, Bangor, County Down, BT19 6TX

Asking Price: £189,950

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £189,950

EPC Rating: C

Description

This deceptively spacious semi detached villa is located on the ever popular Ashbury Road, close to leading primary schools shopping and public transport links.

The property has been extended to the rear with the addition of a 4th bedroom and ensuite wet room. This increases the overall size to circa 1300 square feet.

The property also offers 2 reception rooms and a modern high gloss kitchen as well as 3 first floor bedrooms and a family bathroom. Externally the property offers generous parking to the front as well as an attached garage with additional utility room to the rear. Sold with no onward chain, early viewing is highly recommended.

Entrance Hall

uPVC double glazed front door, laminate wooden floor.

Lounge

13'3" x 11'3" (4.04m x 3.43m)

Laminate wooden floor, Stone fireplace with marble hearth, arch to Dining.

Dining Room

9'9" x 8'9" (2.97m x 2.67m)

Laminate wooden floor.

Kitchen

11'2" x 8'9" (3.4m x 2.67m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, extractor fan, plumbed for washing machine, laminate

wooden floor.

Rear Porch

Laminate wooden floor, uPVC double glazed door to garden.

Bedroom 1

18'3" x 12'8" (5.56m x 3.86m)

Ensuite Wet Room

8'8" x 6'6" (2.64m x 1.98m)

White suite comprising: Walk in shower with thermostatically controlled shower, dual flush WC, semi pedestal wash hand basin, part tiled walls, heated towel rail.

First Floor Landing

Access to roof space. Airing Cupboard.

Bedroom 2

12'10" x 8'8" (3.9m x 2.64m)

Bedroom 3

11'3" x 9'10" (3.43m x 3m)

Laminate wooden floor.

Bedroom 4

8 x 7'8" (8 x 2.34m)

Laminate wooden floor.

Shower Room

White suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower and Rain shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor.

Outside

Tarmac driveway to excellent car parking space and access to Garage.

Attached Garage

19'3" x 9 (5.87m x 9)

Up and over door, power and light, Gas boiler.

Access to utility area at rear (10'11 x 8'8)

Utility Area

Laminate wooden floor, range of units, double drainer stainless steel sink unit, uPVC double glazed door to rear.

Gardens

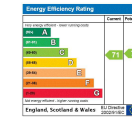
Front garden in lawns.

Enclosed garden to the rear in lawns, patio and concrete walkways.

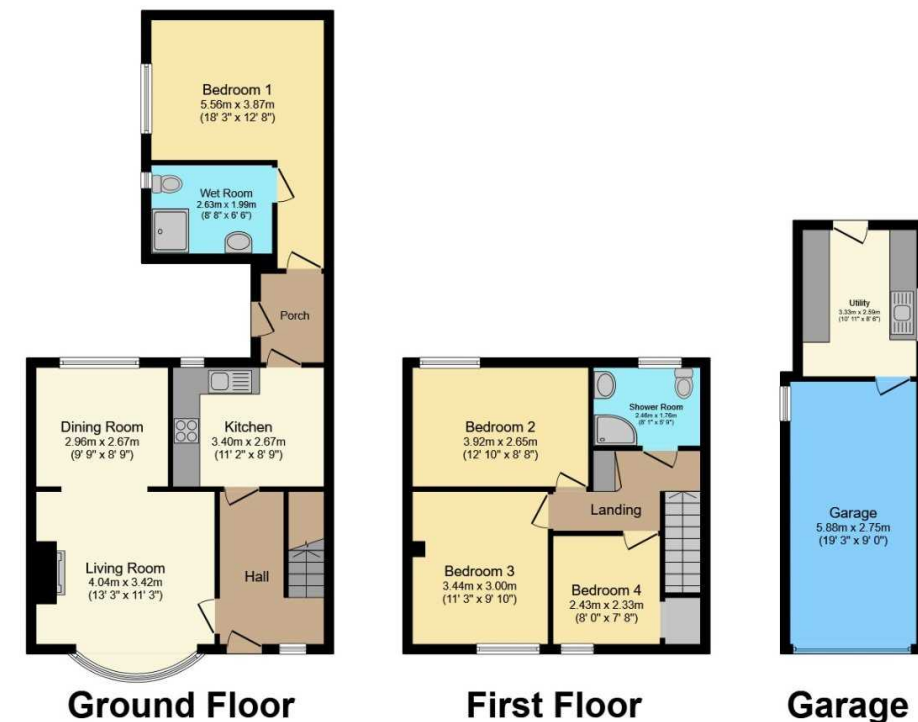
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All Measurements

All Measurements are Approximate.



For full EPC please contact the branch.



Total floor area 130.2 m² (1,401 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).

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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.