

For Sale

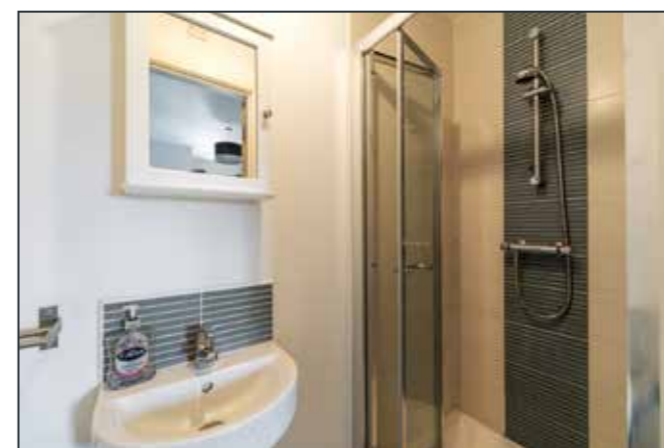
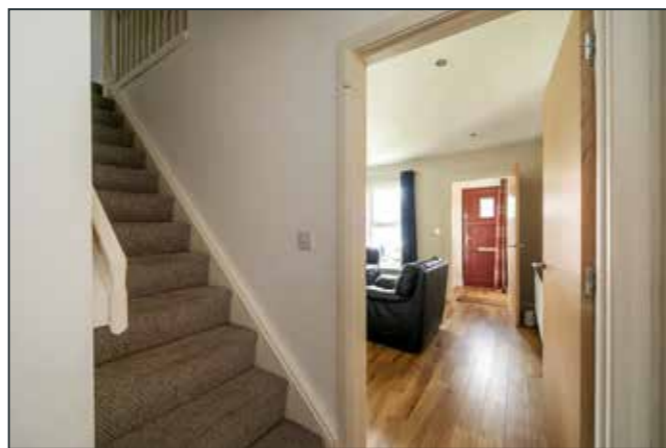
SimonBrien

Asking Price: £150,000



13 Linen Court,
Bangor, BT19 7JG

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KEY FEATURES

- Excellent townhouse property on the outskirts of Bangor City centre
- Private parking and rear garden
- Bright and airy front lounge with an abundance of natural light
- Modern fitted kitchen with range of appliances
- Casual dining space in kitchen area
- Access to private rear garden via kitchen / dining
- Ground floor W.C.
- Three well proportioned bedrooms on the first floor
- Bedroom one with ensuite shower room
- Bathroom with contemporary white suite
- Gas fired central heating
- Allocated car parking space and additional visitor spaces
- Excellent private rear garden

SUMMARY

Located on the outskirts of Bangor City centre, this superb townhouse is set within a quiet cul-de-sac with private garden and parking. The property is close to many local amenities including Bloomfield Shopping Centre.

Internally the ground floor comprises of spacious bright and airy living room, kitchen with range of fitted units, appliances and with dining space. There is also access to the rear garden via the kitchen and a ground floor W.C. On the first floor there are three well-proportioned bedrooms, bedroom one with ensuite shower room and a family bathroom suite.

Externally the property sits on a good sized site with private parking to the front and landscaped garden to the rear.

We highly recommend an internal inspection to fully appreciate this superb property.

THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH

LOUNGE: 15' 9" x 12' 6" (4.8m x 3.8m)

Feature electric fireplace.

KITCHEN/DINING: 11' 10" x 9' 10" (3.6m x 3m)

High and low level wooden units, single bowl stainless steel sink unit with mixer taps, under bench oven with 4 ring induction hob and overhead stainless steel extractor unit, integrated washing machine, fridge and freezer, part tiled walls, tiled floor, recessed lighting, access to rear garden.

UTILITY AREA: 5' 3" x 3' 3" (1.6m x 1m)

Plumbed for tumble dryer.

WC:

Low flush WC, wash hand basin with mixer taps and tiled splashback, extractor fan, tiled floor.

FIRST FLOOR

LANDING:

Access to loft.

BEDROOM (1): 11' 10" x 11' 6" (3.6m x 3.5m)

ENSUITE SHOWER ROOM:

Low flush WC, wash hand basin with mixer taps and tiled splashback, enclosed shower unit, extractor fan, tiled floor.

BEDROOM (2): 8' 2" x 7' 10" (2.5m x 2.4m)

BEDROOM (3): 11' 6" x 9' 10" (3.5m x 3m)

BATHROOM:

Comprising: Panelled bath with mixer taps, overhead shower with glass shower screen, low flush WC, wash hand basin with mixer taps and tiled splashback, extractor fan, tiled floor.

OUTSIDE

Private parking to the front and landscaped garden to the rear.



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VALUER

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MORTGAGE ADVICE

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Co. Antrim, BT9 7EZ
T: 028 9066 5544
E: office@crawfordmulholland.com



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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