

81 Elmwood Drive, Bangor, County Down, BT20 3LL

**Asking Price: £119,950**

 **Reeds Rains**

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EPC Rating: D

### Description

This well presented End Terrace property is located off the Belfast Road, close to shops, schools and Bangor town centre. The accommodation comprises of two bedrooms, one reception room, modern fitted kitchen and bathroom with white suite. The property also benefits from the installation of gas fired heating and uPVC double glazed windows. All in all a well presented starter home in a popular residential location that will appeal to both first time buyers and investors alike.

### Entrance Hall

uPVC double glazed front door, laminate wooden floor.

### Lounge

14'2" x 10'7" (4.32m x 3.23m)

Laminate wooden floor, Multi Fuel Stove with granite hearth, under stairs storage, open plan to Kitchen.

### Kitchen / Dining

14'2" x 13'4" (4.32m x 4.06m)

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 hob, extractor fan, plumbed for washing machine, part tiled walls, laminate wooden floor, gas boiler, uPVC double glazed door to garden.

### First Floor Landing

#### Bedroom 1

11 x 9'3" (11 x 2.82m)

Built in robe.

#### Bedroom 2

9'5" x 7'8" (2.87m x 2.34m)

### Bathroom

Luxury white suite comprising: Panelled bath with thermostatically controlled shower and Rain shower, vanity unit with mixer taps, dual flush WC, heated towel rail, panelled walls and ceiling, recessed spotlights, laminate wooden floor.

### Outside

Paved front garden.

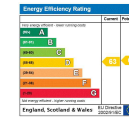
Enclosed rear garden with garden shed.

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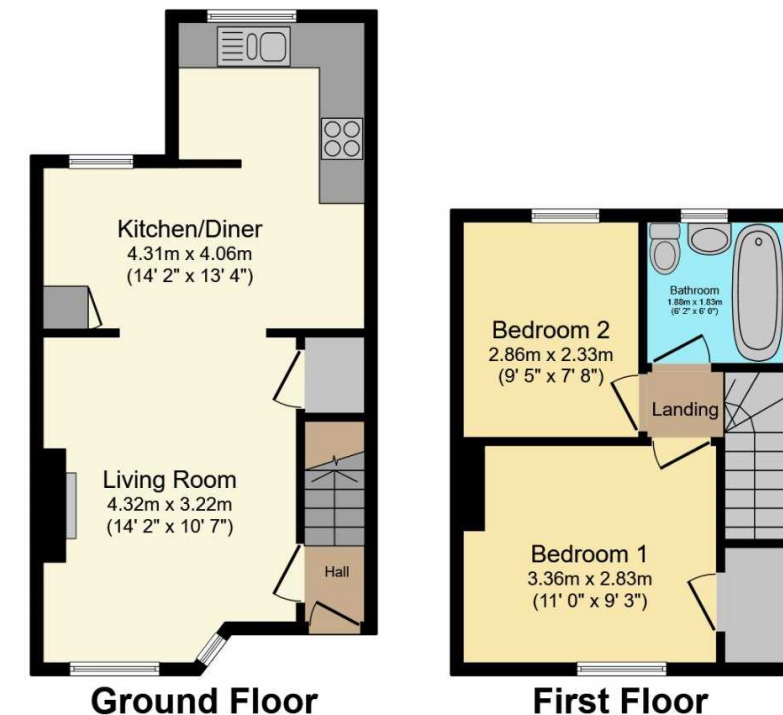
All Measurements  
All Measurements are Approximate.

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

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



For full EPC please contact the branch.



Total floor area 56.5 m<sup>2</sup> (608 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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