

**RODGERS  
&  
BROWNE**

107 Fairfield Road  
Off Gransha Road, Bangor, BT20 4TP

*offers around £295,000*



### *The Agent's Perspective...*

*"A superb home which has undergone a full makeover ready for a new buyer to just arrive and place their furniture. Internally the property is bright and spacious and can have a flexible layout depending on individual needs.*

*As part of the renovation project there is a new extended luxury kitchen, bathroom, double glazing, gas central heating system all to make the house not only have the luxury feel but to have a high score on energy efficiency.*

*Its setting is ideally suited to those with a young family or those wishing to downsize but remain within this popular and convenient location"*



**76 High Street, Hollywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Front door



Living room



Entrance hall

### *The facts you need to know...*

Beautifully present detached bungalow located in a popular and convenient setting

Renovated to an exceptional standard throughout and fully re-wired

Bright living room with contemporary wall mounted electric fire

New shaker style kitchen with a range of integrated appliances including ceramic hob, extractor canopy, oven and space for dishwasher all opening into a casual dining/sitting area

Three spacious bedrooms

New luxury bathroom including a separate shower cubical

Solid oak doors throughout, newly carpeted bedrooms and living room

Attached single garage with utility room to the rear

Gas fired central heating

Pvc double glazing, Pvc fascia and soffits

Composite front door

Driveway with parking for two cars

Gardens to the front laid in lawns and mature shrubs with a fully enclosed south facing rear garden including lawns mature shrubs, gravelled and patio areas

Ease of access to Belfast city centre via main arterial routes

Convenient to an array of amenities within Bangor City Centre including the renowned Lesley Bloomfield shopping complex



Kitchen/dining



*The property comprises...*

**GROUND FLOOR**

**PORCH**

Tiled, composite front door leading to:

**ENTRANCE HALL**

Laminate wooden floor, cornice ceiling, LED lighting. Cloaks area, built-in cupboard. Access to roofspace.

**LIVING ROOM**

**15' 5" x 12' 0" (4.7m x 3.66m)**

Contemporary wall mounted electric fire, cornice ceiling.

**LUXURY KITCHEN OPEN TO CASUAL DINING**

**19' 6" x 10' 0" (5.94m x 3.05m)**

Cashmere luxury kitchen with excellent range of high and low level units, laminate work surfaces, Blanco stainless steel sink unit, mixer tap, Indesit four ring ceramic hob, extractor fan, mirrored splashback, Indesit oven, larder cupboard with pull out drawers, space for fridge/freezer, island with breakfast bar, laminate wooden floor, double doors to patio/garden.



Main bedroom

**LUXURY BATHROOM**

White bathroom suite comprising panelled bath with mixer tap, separate walk-in shower cubicle with thermostatically controlled shower head, contemporary washstand with drawer below, heated towel rail, low flush wc, LED lighting, extractor fan.

**MAIN BEDROOM**

12' 4" x 11' 0" (3.76m x 3.35m)

**BEDROOM (2)**

10' 4" x 10' 2" (3.15m x 3.1m)

**BEDROOM (3)**

9' 5" x 9' 0" (2.87m x 2.74m)

**Outside**

**ATTACHED SINGLE GARAGE**

17' 0" x 9' 4" (5.18m x 2.84m)

Up and over door, light and power, open access to:

**UTILITY ROOM TO REAR**

9' 4" x 6' 0" (2.84m x 1.83m)

Worcester Bosch gas fired boiler. Space for tumble dryer, plumbed for washing machine.

Front garden with pedestrian pathway to front door. Mature shrubs and plants.

Driveway to front with ample parking.

Paved patio area to rear and rear garden laid in lawn.

Further lower patio area in pebbles, all enjoying south facing aspect.



Bedroom two



Bedroom three



Bathroom

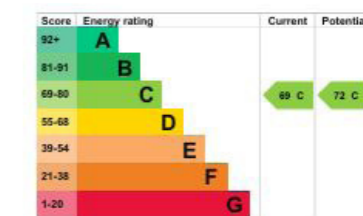


Rear garden

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?		X	
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

**ENERGY EFFICIENCY RATING (EPC)**



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold / freehold / term / ground rent TBC

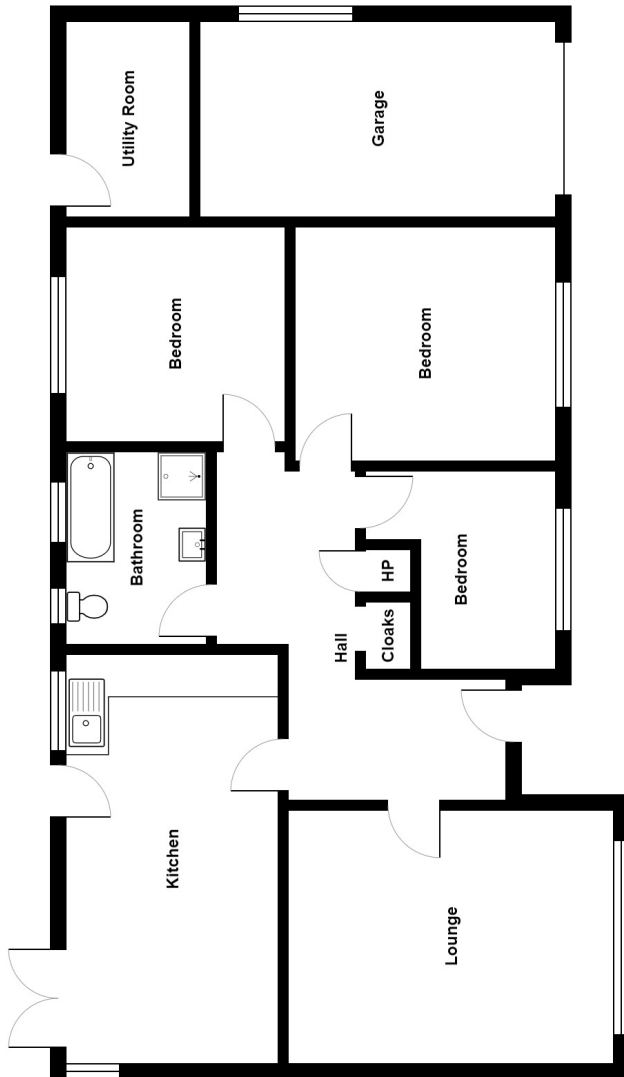
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is TBC.

**VIEWING:** By appointment with **RODGERS & BROWNE**.

# Location

Leaving Bangor town centre proceed along Gransha Road and turn left after Ward Park into Fairfield Road and No 107 is on left hand side.



All measurements are approximate and for display purposes only



**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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*Disclaimer*

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