


3 Grange Road, Bangor, County Down, BT20 3QQ

Offers Over: £299,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

Beautifully presented throughout this extended detached villa is located on the ever-popular Grange Road. This prime residential location is sought after for its proximity to Grange Park Primary School and St Comgall's Primary School as well as Bangor city centre, and the wonderful North Down coast with its walks and gardens.

The accommodation comprises of 2 reception rooms and a modern fitted kitchen with additional dining area on the ground floor. The first floor reveals 3 bedrooms and a bathroom with a white suite. Externally the property continues to impress with a detached garage and mature gardens. Fully enclosed to the rear in lawns, patio and a vegetable patch. The property also benefits from two solar panels.

Sold with no onward chain, early viewing is highly recommended.

Entrance Hall

Hardwood front door, Karndeane floor, cornice ceiling, and under stairs storage.

Lounge

13'5" x 12'4" (4.1m x 3.76m)
Contemporary stone fireplace with granite inset and hearth, cornice ceiling.

Family Room

12'4" x 10'2" (3.76m x 3.1m)
Cornice ceiling, over looking rear garden and patio. Flexible use as study/bedroom.

Kitchen / Dining

29'4" x 9'1" (8.94m x 2.77m)
Franke stainless steel inset sink unit with Quartz worktops and upstands, excellent range of high and low-level High gloss white units with Quartz worktops, built-in Neff Double oven and matching 4 ring ceramic hob, extractor fan, and canopy.

Plumbed for washing machine, integrated dishwasher, Karndeane French oak flooring, recessed spotlights, open plan to Dining / Family area overlooking the rear garden with access via upvc double glazed French doors.

First Floor Landing

With sea glimpses.

Bedroom 1

13'6" x 12'4" (4.11m x 3.76m)
Views over Belfast Lough, cornice ceiling.

Bedroom 2

12'4" x 10' (3.76m x 3.05m)
Cornice ceiling.

Bedroom 3

8'11" x 8'9" (2.72m x 2.67m)
Cornice ceiling.

Bathroom

Luxury white suite comprising: Panelled bath with mixer taps and thermostatically controlled shower, vanity unit with mixer taps, ceramic tiled floor, fully tiled walls, heated towel rail. Separate matching WC with concealed cistern, fully tiled walls, and ceramic tiled floor.

Outside

Tarmac driveway with ample car parking space.

Detached Garage

23' x 11'3" (7m x 3.43m)
Up and over door, plumbed, power, and light. Additional potting shed to the rear.

Solar Panel

A Worcester-Bosch gas boiler with 2 solar thermal panels to heat hot water and large water tank for storage.

Gardens

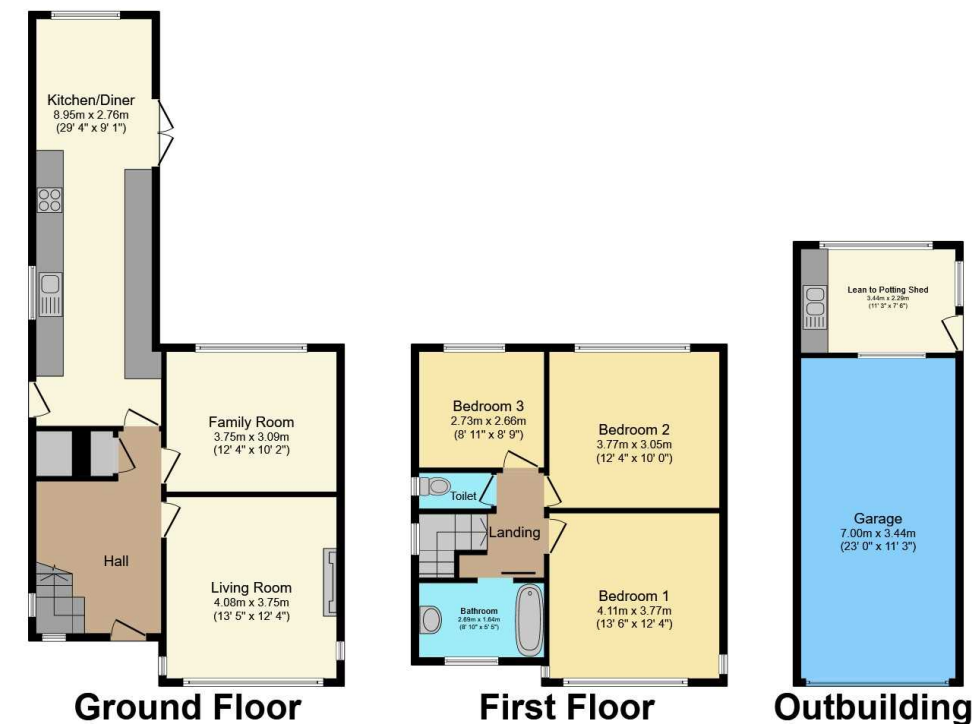
Mature well-tended gardens to front and enclosed to rear in Lawns, trees, shrubs, and boundary hedging. Extensive paved patio area and offering an excellent degree of privacy with South-Easterly aspect. Vegetable patch to rear. Outside tap and light.

PVC Fascia soffits and guttering.

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All Measurements

For full EPC please contact the branch.



Total floor area 141.7 m² (1,525 sq.ft.) approx

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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

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