

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

Asking Price: £345,000

 Reeds Rains

reedsrains.co.uk

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

Asking Price: £345,000

EPC Rating: D

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, Karndean 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, Karndean 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.

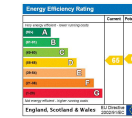
Gardens

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.

NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>



For full EPC please contact the branch.

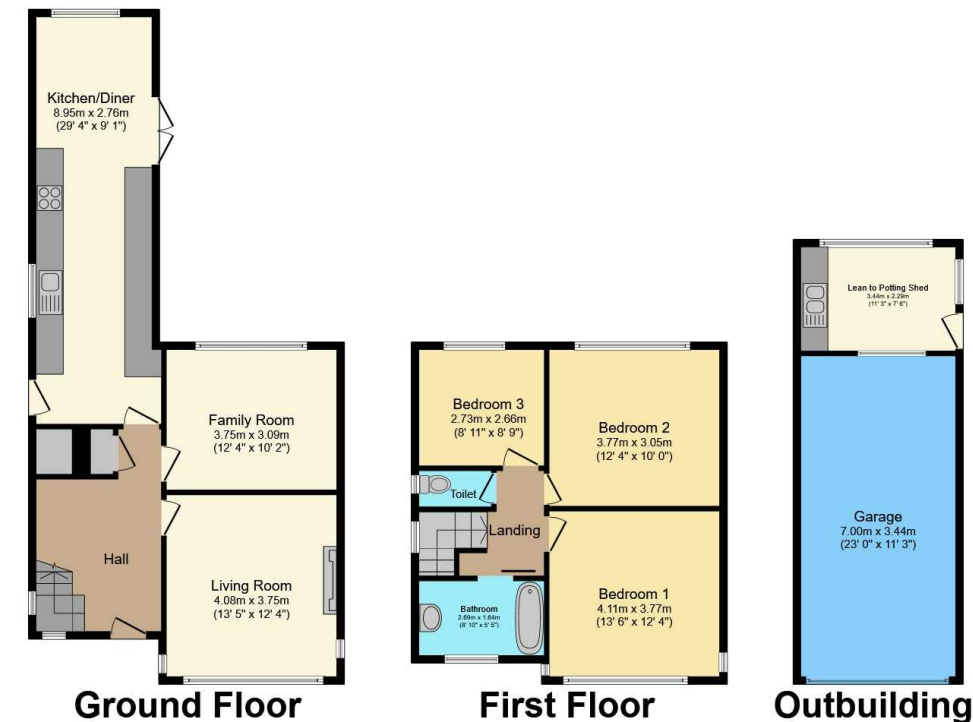
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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



Total floor area 141.7 m² (1,525 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).

Powered by www.focalagent.com