

4 Onslow Avenue, Bangor, County Down, BT19 7HG

**Asking Price: £239,950**

 **Reeds Rains**

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EPC Rating: C

### Description

Situated just a short stroll from Bangor Grammar School and in a quiet cul de sac this detached family home offers generous space both inside and out.

The accommodation comprises of 3 bedrooms, 2 reception rooms, and a study as well as a modern fitted kitchen, bathroom with white suite and that all important ground floor cloakroom with WC. Double glazed throughout the property also offers oil fired heating and the added benefit of vendor owned solar panels on the roof.

Externally there is excellent car parking and a selection of workshops, garaging, and log stores as well as gardens in lawns and flowerbeds, a patio area, and a garden pond. Sold with no onward chain, early viewing is highly recommended.

### Reception Hall

Composite double glazed front door, ceramic tiled floor.

### Lounge

18' x 11'10" (5.49m x 3.6m)  
Laminate wooden floor, feature Multi Fuel Stove on a steel hearth, cornice ceiling.

### Study

8'4" x 6'10" (2.54m x 2.08m)  
Ceramic tiled floor.

### Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, recessed spotlights.

### Kitchen / Dining

21'5" x 11' (6.53m x 3.35m)  
Single drainer composite sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, cooker space, extractor fan, plumbed for washing

machine, laminate wooden floor, breakfast bar, recessed spotlights,. Open plan to family/ living area., uPVC double glazed door to rear.

### First Floor Landing

Access to roof space.

### Bedroom 1

11' x 10'6" (3.35m x 3.2m)  
Wall to wall range of built in robes with mirrored sliding doors with concealed shower cubicle and thermostatically controlled shower.

### Bedroom 2

16' x 11'10" (4.88m x 3.6m)  
Laminate wooden floor, excellent range of built in furniture including robes with storage above and a dresser.

### Bedroom 3

8'7" x 7'6" (2.62m x 2.29m)  
Laminate wooden floor.

### Bathroom

Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, dual flush WC, stainless steel heated towel rail, ceramic tiled floor, fully tiled walls.

### Outside

Tarmac driveway with excellent car parking space and access to

### Workshop

Double doors leading to Garage.

### Garage

17'10" x 9'5" (5.44m x 2.87m)  
Roller door, power, and light, PVC Oil tank.

### Gardens

Front garden in lawns and boundary hedging with loose pebbles and flowerbeds.

Side garden in paved patio and loose pebbles with Log stores.

Rear garden in paved patio area with feature garden pond. Decked area with Pergola.

Boiler house with oil boiler.

PVC Fascia, soffits and guttering.

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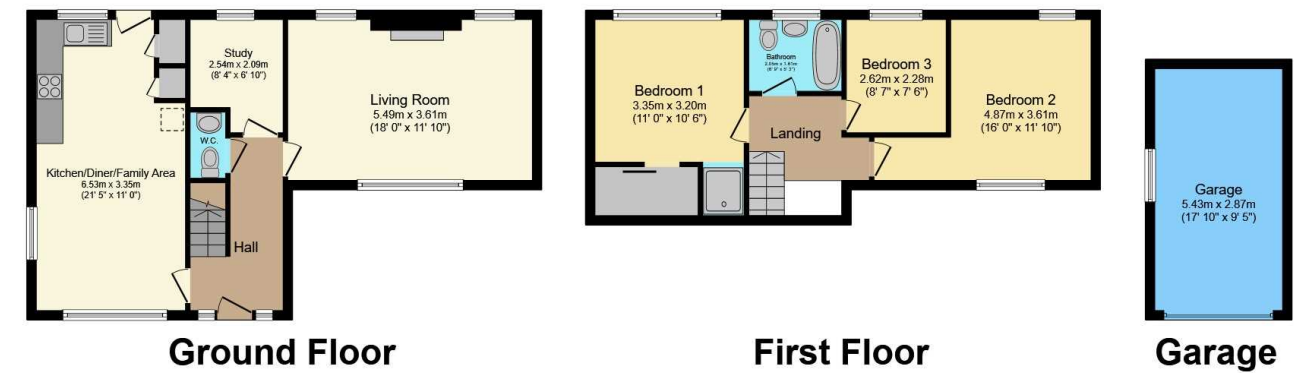
All Measurements  
All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.

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.



Total floor area 116.5 m<sup>2</sup> (1,254 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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