



8 Abbeyhill Drive, Bangor, County Down, BT20 4DD

Asking Price: £199,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

Available with no onward chain, this detached bungalow is located off Newtownards Road, close to Castle Park and Bangor Health Centre.

The accommodation comprises of 2 bedrooms, a spacious lounge, conservatory, kitchen with a casual dining area and a bathroom with a white suite. The property is double glazed and benefits from oil fired heating.

Externally there is excellent car parking space and a large garage / workshop as well as mature private gardens fully enclosed top the rear in lawns and paved patio.

Reception Hall

Hardwood front door with glazed side panels, ceramic tiled floor, picture rail, hot press.

Access to roof space.

Lounge

21'2" x 10'10" (6.45m x 3.3m)

Feature wooden fireplace with marble and tiled inset and gas fire, cornice ceiling, glazed double doors to Conservatory.

Conservatory

15 x 11'11" (15 x 3.63m)

Ceramic tiled floor, uPVC double glazed French doors to rear garden. Sliding door leading to the kitchen.

Kitchen / Dining

16'8" x 13'10" (5.08m x 4.22m)

Single drainer 1.5 ceramic sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, integrated wine rack, recess for range cooker, stone splashback integrated electric oven, ceramic tiled floor, spotlights. Open plan to casual dining area and uPVC double glazed door to

rear garden. ,

Utility Area

Ceramic tiled floor, built in storage.

Bedroom 1

12'9" x 9'3" (3.89m x 2.82m)

Range of built in furniture.

Bedroom 2

12'7" x 7'8" (3.84m x 2.34m)

Bathroom

A white suite comprising: corner panelled bath with thermostatically controlled shower, low flush WC, vanity unit, spotlights, fully tiled walls, ceramic tiled floor, and twin double-glazed stained glass leaded windows.

Outside

Large tarmac driveway with excellent car parking space.

Detached Garage / Workshop

47 x 12 (extending to 17'3" (5.26))

Electric up and over door, light and power, plumbed for washing machine.

Gardeners WC and wash hand basin.

Gardens

Front garden in lawns.

Generous rear garden in lawns with shrubs and mature trees. Brick paved patio area.

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 Carnmoney 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 Favscos 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

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

For full EPC please contact the branch.