

31 Abbey Mount, Bangor, County Down, BT20 4DB

Asking Price: £175,000

 **Reeds Rains**

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EPC Rating: 59 D

Description

An attractive, red brick, semi-detached villa occupying an elevated site within an equally popular and convenient residential area.

The accommodation is deceptively spacious and well appointed throughout. Comprising hallway, living room with feature fireplace and a fitted kitchen with dining area on the ground floor. The first floor reveals three bedrooms plus a luxury white shower room just recently installed.

The property is further enhanced by, uPVC double glazed windows and gas central heating.

Externally, a concrete driveway offers parking and leads to a detached garage. The good sized rear garden is in lawns and decking.

An established residential area positioned within the inside of the Bangor Ring Road – The location offers ease of access to Bangor City Centre with its' range of amenities including shops, cafes, restaurants, Aurora Leisure Centre and Bangor Health Centre. Bangor Marina is nearby and beautiful woodland walks within Castle Park are on your doorstep. Ideal for first time buyers, families, and commuters alike, the local railway station is close to hand offering bus and train links to Belfast and beyond. Viewing is a must to appreciate all this home has to offer.

Entrance Hall

Composite double glazed front door, ceramic tiled floor.

Lounge

16'11" x 12'10" (5.16m x 3.9m)

Laminate wooden floor, feature wooden fireplace with slate inset and hearth, under stairs storage.

Kitchen / Dining

16'1" x 8'5" (4.9m x 2.57m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, extractor fan and canopy, plumbed for washing machine, plumbed for dish washer, laminate wooden floor, part tiled walls, uPVC double glazed door to rear garden.

First floor Landing

Airing cupboard with gas boiler. Access to roof space.

Bedroom 1

13'1" x 9'2" (4m x 2.8m)

Laminate wooden floor.

Bedroom 2

12 x 8'2" (12 x 2.5m)

Laminate wooden floor.

Bedroom 3

10'2" x 6'7" (3.1m x 2m)

Laminate wooden floor, built in robe.

Bathroom

Luxury white suite comprising : fully tiled walk in shower cubicle with thermostatically controlled shower, dual flush WC, vanity unit with mixer taps, fully tiled walls, ceramic tiled floor.

Outside

Concrete driveway to car parking space.

Detached Garage

Gardens

Front garden in lawns and shrubs.

Enclosed rear gardens in lawns and decking

with additional raised decked area. Outside tap and light.

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All Measurements

All Measurements are Approximate.

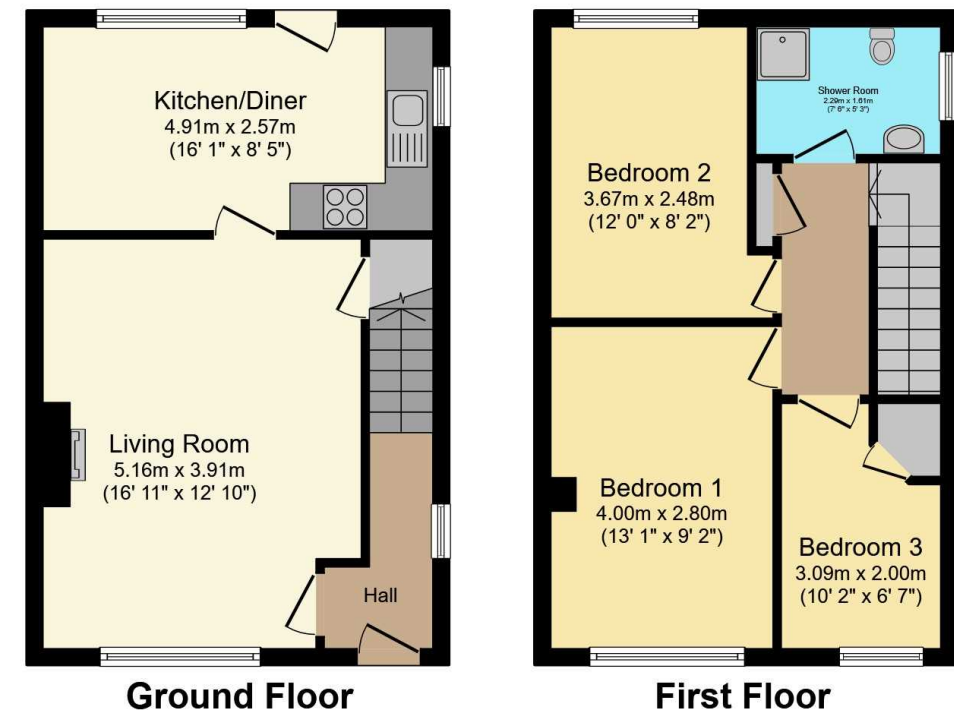
Laser Tape Clause

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.



Total floor area 76.9 m² (828 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