

10 Groomsport Road, Bangor,
County Down, BT20 5LN

Asking Price: £235,000

 **Reeds Rains**

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EPC Rating: E

Description

Located right in the heart of the thriving residential area of Ballyholme in Bangor, here is an ideal opportunity to purchase an extended semi detached home with excellent convenience to many amenities including shops, cafes, restaurants, Ballyholme beach, esplanade, schools and Bangor city centre.

Then accommodation comprises of 2 separate reception rooms on the ground floor as well as a fitted kitchen open plan to a dining area. The first floor reveals 3 bedrooms and a family bathroom with White suite. Externally this property offers private off street car parking and gardens to both the front, and enclosed to the rear in lawns and boundary hedging.

All in all a well presented property in an area where demand always outweighs supply !

Entrance Hall

uPVC double glazed front door, ceramic tiled floor, picture rail, cloaks cupboard.

Lounge

14'1" x 11'3" (4.3m x 3.43m)

Feature cast iron fireplace with slate hearth, picture rail and cornice ceiling.

Living Room

17 x 9'10" (17 x 3m)

Laminate wooden floor, natural brick fireplace with wood burning stove and tiled hearth, recessed spotlights, double glazed sliding patio door to rear garden, open plan to Kitchen / Dining.

Kitchen/ Dining Area

20'11" x 9'1" (6.38m x 2.77m)

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, cooker space, plumbed for washing machine, part tiled walls, ceramic tiled floor, breakfast bar, open plan to Dining area with recessed spotlights, uPVC double glazed door to rear garden.

First Floor Landing

uPVC double glazed window on landing with stained glass leaded top light.

Access to roof space.

Master Bedroom

12 x 11'2" (12 x 3.4m)

Built-in double wardrobe.

Bedroom Two

9'11" x 8'8" (3.02m x 2.64m)

Hot press with storage above.

Bedroom Three

9'11" x 7'11" (3.02m x 2.41m)

Bathroom

White suite comprising: panel bath with mixer taps and Mira electric shower unit, concealed cistern dual flush WC, sink unit with mixer tap, fully tiled walls, laminate wood floor and stainless steel heated towel rail.

Outside

Driveway to off street car parking.

Gardens

Front garden in lawns and shrubs.

Enclosed rear garden in lawns, shrubs, boundary hedging, patio area with raised deck area. Outside tap and light. Outside WC. Boiler house. PVC oil storage tank.

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All Measurements

All Measurements are Approximate.

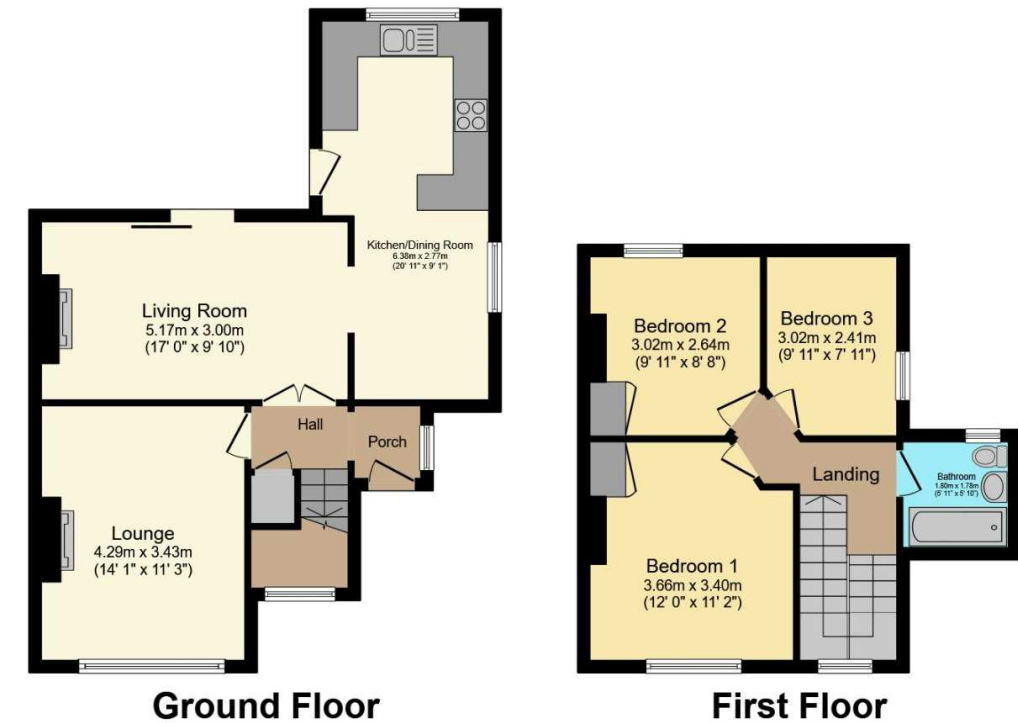
Laser Tape Clause

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 92.8 m² (999 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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