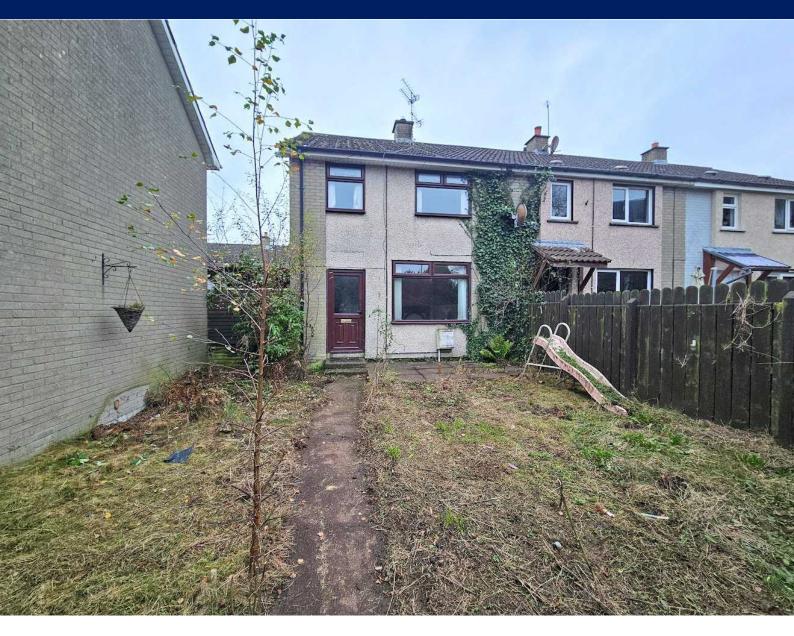
### reedsrains.co.uk

# Reeds Rains





## 25 Ballygowan Gardens, Bangor, County Down, BT19 1QG

### Asking Price: £79,950

### Property

#### Description

Priced to allow for updating this mid terrace property is located just off Clandeboye Road close to shops, schools and arterial routes.

The property offers 3 bedrooms, lounge, kitchen with dining area and bathroom. Externally there is parking to the rear and gardens .

Sold chain free early viewing is highly recommended.

#### **Entrance Hall**

uPVC double glazed front door.

#### Lounge

14'2" x 13'9" (4.32m x 4.2m) Laminate wooden floor.

#### Kitchen

17'2" x 10'1" (5.23m x 3.07m) Single drainer 1.5 stainless steel sink unit with mixer taps, range of high and low level units with laminated work surfaces, ceramic tiled floor, part tiled walls, under stairs storage, casual dining area, uPVC

#### **First floor landing**

Access to roof space, gas fired boiler.

#### Bedroom 1

10'6" x 10'3" (3.2m x 3.12m) Double built in robe.

double glazed door to rear.

#### **Bedroom 2**

12'4" x 8'7" (3.76m x 2.62m) Double built in robe.

#### **Bedroom 3**

9'4" x 8'1" (2.84m x 2.46m) Laminate wooden floor, built in cupboard.

#### Bathroom

Panelled bath , pedestal wash hand basin, dual flush WC, fully tiled walls, ceramic tiled floor.

#### Outside

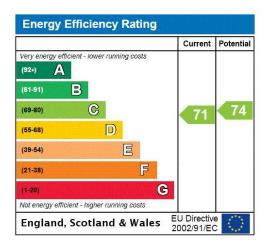
Front garden in lawns and shrubs.

Entrance gates from rear to car parking space and garden area.









**Charges** Council Tax Band:

EPC Rating: C

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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, N Ireland BT28 1AB AND 1

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.