



**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 double glazed door to rear.

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Charges

Council Tax Band:

EPC Rating: C

Reeds Rains Ltd - Bangor - N Ireland
Main Street, Bangor, County Down, BT20 5AG

T: 02891 463721

E: bangor_ni@reedsrains.co.uk

reedsrains.co.uk

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