

4 Hanover Glen, Bangor, County Down, BT19 7SX

Asking Price: £350,000

 **Reeds Rains**

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EPC Rating: C

Description

This detached family home is located in Hanover Glen, a popular location close to leading schools including the Bangor Grammar School campus at Gransha Road. Main arterial links are also close by as too is Bloomfield Shopping Centre, whilst Ward Park and Bangor City centre are within easy walking distance.

The property offers well proportioned accommodation across both levels with the ground floor boasting 2 separate reception rooms and a large sun room along with a modern fitted kitchen and cloakroom with WC. The first floor reveals 4 bedrooms and a large Family bathroom.

Externally there are gardens to both the front and enclosed to the rear, very private in lawns and patio. An attached garage with electric door provides excellent storage and the property offers Gas Heating and uPVC double glazing .

All in all a well appointed detached family home in a popular and convenient residential location.

Entrance Porch

Oak effect uPVC double glazed front door, Amtico floor, glazed door to reception hall.

Reception Hall

Amtico floor.

Cloakroom / WC

White suite comprising: Low flush WC, pedestal wash hand basin, ceramic tiled floor, part tiled walls.

Lounge

20'1" x 11'11" (6.12m x 3.63m)
Solid wooden floor, cornice ceiling.

Family Room

11'11" x 10'11" (3.63m x 3.33m)
Cornice ceiling.

Kitchen/ Dining / Sun room

27'11" x 12'8" (8.5m x 3.86m)
Stainless steel 1.5 inset sink unit, hot water tap, granite work surfaces and upstands. Excellent range of high and low level units with granite work surfaces, twin built in Neff ovens and integrated microwave, plumbed for American fridge freezer, integrated Neff coffee machine, integrated dishwasher, breakfast bar, recessed spotlights, Karndean flooring. Access to attached garage. Open plan to Sun room / Dining .

Sun room

Karndean floor, recessed spotlights, uPVC double glazed French doors to rear garden.

First floor Landing

Access to roof space.

Bedroom 1

13'11" x 11'10" (4.24m x 3.6m)
Laminate wooden floor.

Bedroom 2

11'11" x 10'6" (3.63m x 3.2m)

Bedroom 3

11'11" x 9'2" (3.63m x 2.8m)
Double built in robe with mirrored sliding doors.

Bedroom 4

9'1" x 7'1" (2.77m x 2.16m)

Family Bathroom

11'10" x 8'9" (3.6m x 2.67m)

Luxury white suite comprising: Tiled bath with mixer taps and telephone hand shower, fully tiled walk in shower with thermostatically controlled shower and Rain shower, concealed cistern Dual flush WC, vanity unit with mixer taps, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail, recessed spotlights.

Outside

Tarmac driveway to ample car parking space and access to garage.

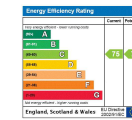
Attached Double Garage

19'3" x 16 (5.87m x 16)
Hormann insulated electric up and over door, power and light, gas boiler, plumbed for washing machine, access to rear garden.

Gardens

Front garden in lawns.

Private enclosed rear garden in lawns, paved



For full EPC please contact the branch.

patio area, boundary hedging and mature planting.

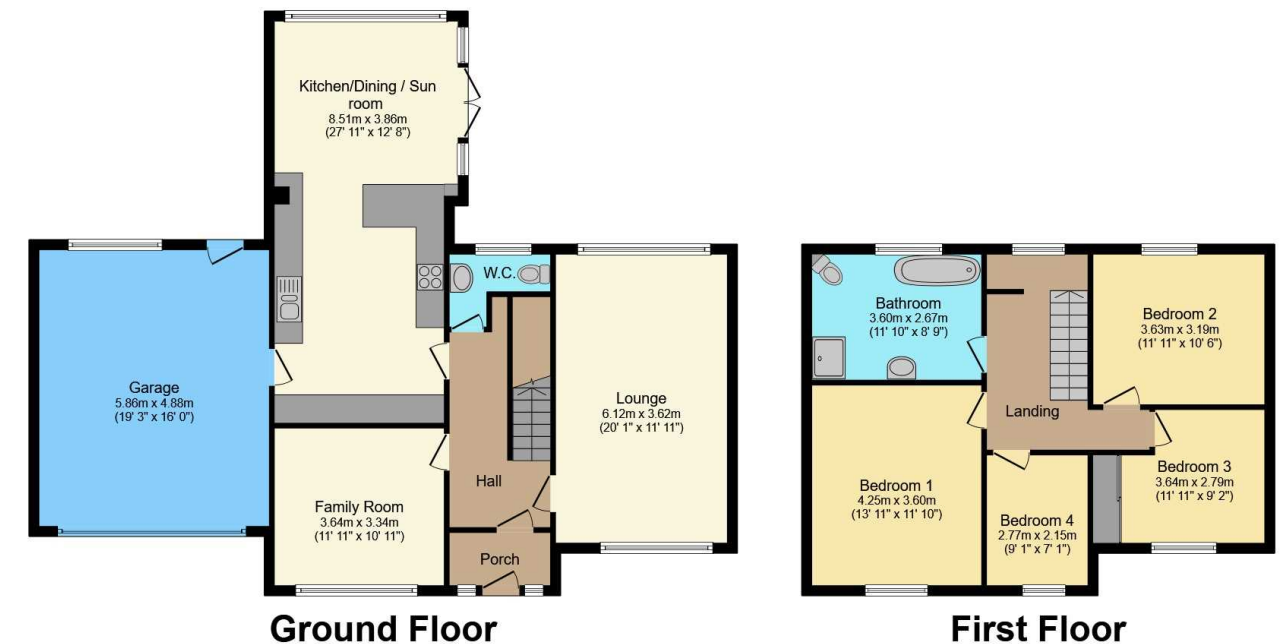
PVC Fascia, soffits and guttering.

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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.



Total floor area 175.9 m² (1,894 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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