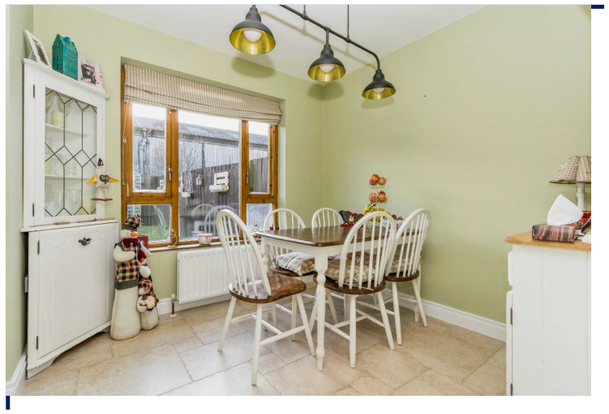

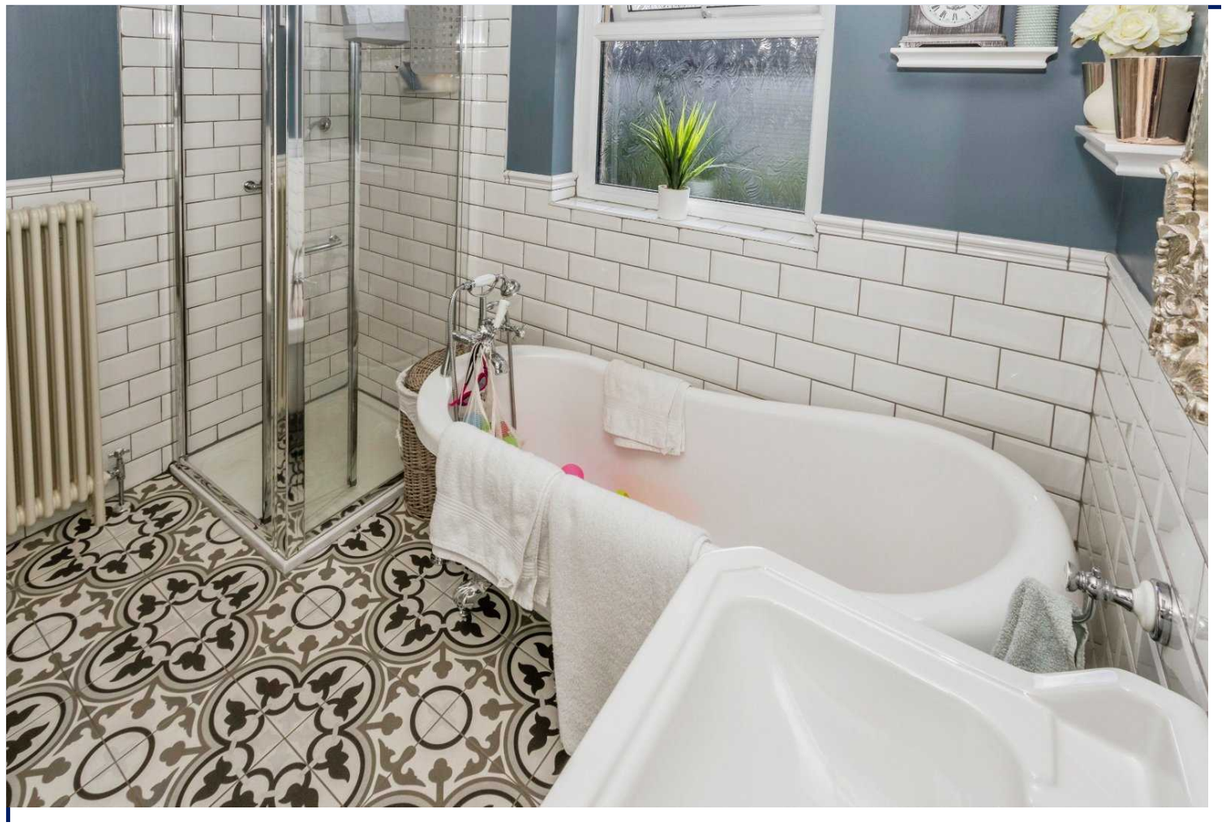

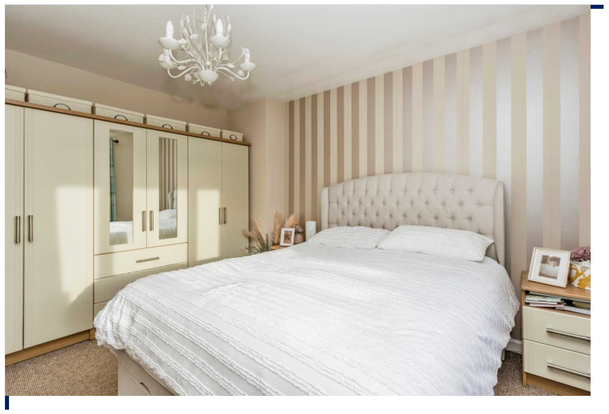

16 Shaftesbury Road, Bangor,
County Down, BT20 3GD

Asking Price: £175,000

Reeds Rains

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The Property Ombudsman

16 Shaftesbury Road, Bangor, County Down, BT20 3GD

Asking Price: £175,000

EPC Rating: TBC

Description
This beautifully presented townhouse is located in the popular Shaftesbury development just a short stroll from Bangor West Halt and Bangor centre. The property has been beautifully presented by the current owners both inside and out and the results are stunning. The accommodation comprises of 3 bedrooms and a Family bathroom on the first floor. The ground floor reveals a spacious lounge, luxury fitted kitchen with range of integrated appliances which is open plan to a dining area.
Externally there is car parking to the front and rear and a low maintenance enclosed rear garden in lawns, paved patio and pebbles.
Perfectly located for access to Belfast via road or rail this beautifully appointed townhouse must be viewed internally to be fully appreciated.

Reception Hall
Hardwood double glazed front door, ceramic tiled floor.

Cloakroom / WC
White suite comprising: Dual flush WC, wash hand basin, gas fired boiler, ceramic tiled floor, plumbed for washing machine.

Lounge
14'8" x 11'4" (4.47m x 3.45m)
Laminate wooden floor, brick fireplace with Multi Fuel Stove and slate hearth.

Dining Room
12'2" x 8'8" (3.7m x 2.64m)
Ceramic tiled floor, under stairs storage, plumbed for washing machine. Open plan to kitchen.

Kitchen
11'5" x 8'6" (3.48m x 2.6m)
Ceramic sink unit with mixer taps, excellent range of high and low level units with solid wooden work surfaces, glazed display cabinets, built in oven and 4 ring gas hob, extractor fan and canopy,plumbed for dishwasher, ceramic tiled floor, part tiled walls, uPVC double glazed doors to rear garden.

First Floor Landing
Access to roof space.

Bedroom 1
12'6" x 11'4" (3.8m x 3.45m)

Bedroom 2
11'4" x 11'1" (3.45m x 3.38m)

Bedroom 3
8'9" x 7'11" (2.67m x 2.41m)
Laminate wooden floor.

Bathroom
Luxury white suite comprising: Ball and claw free standing bath with mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower and additional Rain shower, vanity unit with mixer taps, low flush WC, ceramic tiled floor, part tiled walls, built in cupboard, Victorian styled radiator, recessed spotlights.

Outside
Tarmac driveway to car parking for 1 car. To the rear of the property there is additional parking with 1 allocated space.

Garden
Enclosed rear garden in lawns and paved patio area with shrubs and loose pebbles.

PVC Facia, 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.

For full EPC please contact the branch.

Total floor area 88.2 sq.m. (949 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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Other important information which you will need to know about this property can be found at reedsrains.co.uk