



21 Hazelbrook Avenue, Bangor,  
County Down, BT20 3HZ

**Asking Price: £135,000 To be  
advised**

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

### Description

This well presented semi detached villa is located close to Bangor city centre and is offered to the market chain free.

The property offers a spacious through lounge dining room with a multi fuel stove as well as a modern fitted kitchen on the ground floor. The first floor reveals 2 bedrooms and a modern fitted Bathroom with white suite.

Double glazed throughout the property also boasts gas fired central heating.

Externally there is off street parking and a car port as well as a large enclosed rear garden in lawns and boundary hedging.

Sold with no onward chain we have no hesitation in recommending immediate viewing.

### Entrance

uPVC double glazed front door, Ceramic Tiled floor.

### Lounge / Dining

23'2" x 11'1" (7.06m x 3.38m)

Part laminate wood flooring, hole in wall fireplace with multi fuel stove and tiled hearth, recessed spotlights.

### Kitchen

13'6" x 8'5" (4.11m x 2.57m)

Stainless steel inset sink unit with mixer taps, excellent range of units with laminated work surfaces, built in oven and 5 ring gas hob, stainless steel splashback, stainless steel chimney extractor fan, recessed spotlights, ceramic tiled floor, plumbed for washing machine, uPVC double glazed door to garden.

### First Floor Landing

Airing cupboard with Gas boiler.

### Bathroom

8'8" x 8'3" (2.64m x 2.51m)

Modern Four Piece White Suite Comprising Dual Flush WC, Pedestal Wash Hand Basin with Mixer Tap, Panel Bath with Mixer Tap, Shower Cubicle with Electric Mira Shower Unit. Ceramic Tiled Floor. Fully Tiled Walls. Recessed Low Voltage Spotlights.

### Master Bedroom

14'7" x 10'2" (4.45m x 3.1m)

Recessed Low Voltage Spotlights.

### Bedroom Two

9'7" x 9 (2.92m x 9)

Recessed Low Voltage Spotlights.

### Outside

Tarmac driveway to off street parking. Double entrance gates leading to Car port with exterior power point.

### Gardens

Front garden in loose pebbles.

Extensive rear garden in lawns, loose pebbles, boundary hedging and mature trees. Outside tap and light, garden shed.

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, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.