

1 Forthill Parade, Bangor, County
Down, BT19 1NW

Asking Price: £174,950

 **Reeds Rains**

reedsrains.co.uk

1 Forthill Parade, Bangor, County Down
Asking Price: £174,950 To be advised

EPC Rating: TBC

Description

Located off the ever popular Rathmore Road, close to local shops as well as Tesco Springhill, this semi detached chalet style bungalow will appeal to a broad spectrum of purchasers. The accommodation on the ground floor comprises of a spacious through lounge dining room, modern fitted kitchen, bathroom with white suite and 1 ground floor bedroom which could also be used as a home office or study. The first floor reveals 2 additional double bedrooms. Externally there is excellent car parking space to the front and private enclosed gardens to the rear. Demand for properties in this location always outweighs supply and early viewing is highly recommended.

Entrance Hall

Upvc double glazed front door, exposed hard wood floor, recessed spotlights.

Lounge/Dining

21'1" x 11'1" (6.43m x 3.38m)
Exposed hard wood floor, open to dining area, upvc double glazed french doors to garden.

Kitchen

14'1" x 7'4" (4.3m x 2.24m)
Single drainer 1.5 stainless steel sink unit with mixer taps, laminate work surfaces, excellent range of high and low level units, built in oven, 4 ring ceramic hob, stainless steel chimney extractor fan, larder cupboard, recessed spotlights, upvc double glazed door to covered utility area and garden.

Bedroom Three/Study

9'2" x 9'1" (2.8m x 2.77m)

Exposed wooden floor.

Bathroom

White suite, fully tiled built in shower cubicle with thermostatically controlled shower unit, dual flush wc, semi pedestal wash hand basin with mixer taps, ceramic tiled floor, fully tiled walls, extractor fan, heated towel rail.

First Floor

Storage cupboards.

Bedroom One

11'1" x 9'8" (3.38m x 2.95m)

Eaves storage.

Bedroom Two

10'1" x 9'1" (3.07m x 2.77m)

Outside

Front garden in lawns, tarmac driveway, car parking space, electric vehicle charger. Enclosed rear garden, paved patio area, garden shed, outside tap. Utility area with gas fired boiler, plumbed for washing machine.

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.

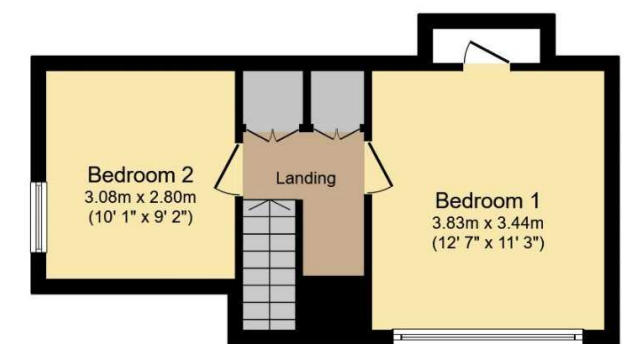
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 82.4 m² (887 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).
Powered by www.focalagent.com