

Tim Martin
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**19 Irvine Crescent
Bangor
BT19 7XS**

**Offers Around
£260,000**

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SUMMARY

A beautifully presented and spacious detached chalet bungalow, situated in this much sought after residential area, close to Bangor city centre.

The property boasts well appointed accommodation over two floors which is both spacious and versatile and will suit the growing and established families or those looking to downsize. The ground floor boasts a spacious lounge, family room, modern fitted kitchen with dining area, good sized bedroom, and shower room, fitted with a modern white suite. The first floor enjoys two excellent sized bedrooms, one with built in wardrobes, a separate study/nursery and bathroom fitted with a white suite.

Outside, a spacious driveway provides excellent parking and leads to the detached double garage. Gardens to the front are laid out in lawn, whilst enclosed and easily maintained rear gardens are laid out in lawn with paved patio areas, allowing for excellent entertaining space.

Set just off the Gransha Road, the property is within a short distance of Bangor city centre, boasting many shops, restaurants and coffee shops and Bloomfield Shopping centre hosting many of the top retailers. Bangor Grammar school is within walking distance as too is public transport providing ease of access to many schools in the surrounding area.

FEATURES

- Beautifully Presented Detached Chalet Bungalow In This Much Sought After Residential Area
- Spacious Lounge And Separate Family Room
- Modern Fitted Kitchen With Spacious Dining Area
- Three Excellent Sized Bedrooms – One On The Ground Floor And One Smaller Bedroom / Study Upstairs
- Ground Floor Shower Room And First Floor Family Bathroom
- Gas Fired Central Heating And Double Glazing
- Spacious Driveway Leading To A Detached Double Garage
- Easily Maintained Front And Rear Gardens Laid Out In Lawn With Patio Area
- Within Close Proximity To Bangor City Centre, Bangor Grammar, Ballymagee Primary School And Bloomfield Shopping Complex
- Convenient To An Excellent Road Network And Public Transport Providing Ease Of Access To Newtownards, Holywood And Belfast

Covered Entrance Porch Leading to:

Entrance Hall

Glazed Pvc door; wood laminate floor; under stairs storage cupboard.

Lounge

15'2 x 12'0 (4.62m x 3.66m)

Cast iron style fireplace with feature tiled inset; gas fire; painted wood fire surround; tiled floor; wood laminate floor.

Bedroom 4

9'3 x 8'11 (2.82m x 2.72m)

Wood laminate floor.

Shower Room

5'10 x 5'5 (1.78m x 1.65m)

(Maximum Measurements)

Modern white suite comprising separate quadrant shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; part tiled walls; tiled floor; towel radiator.

Family Room

12'11 x 12'1 (3.94m x 3.68m)

Wood laminate floor; glazed sliding patio door to rear garden.

Dining Room

8'11 x 8'10 (2.72m x 2.69m)

Wood laminate floor; open through to:-

Kitchen

11'10 x 8'11 (3.61m x 2.72m)

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating double drainer stainless steel sink unit with mixer tap; space for electric cooker; extractor hood over; integrated Indesit fridge/freezer; Neff dish washer; wood laminate worktops; tiled splashback; tiled floor; under cupboard lighting; glazed Pvc door to rear.

First Floor / Landing

Access to roofspace; hotpress with Ideal gas fired boiler.

Bedroom 1

16'9 x 9'8 (5.11m x 2.95m)

Access to under eaves storage.

Bedroom 2

8'0 x 6'1 (2.44m x 1.85m)

Velux window.

Bathroom

8'10 x 6'9 (2.69m x 2.06m)

White suite comprising panelled bath with mixer tap and telephone shower attachment; pedestal wash hand basin with mixer tap; close coupled wc; tiled floor and walls; towel radiator.

Bedroom 3

14'5 x 12'1 (4.39m x 3.68m)

Access to under eaves storage; built-in sliding robes.

Outside

Spacious driveway leading to:

Garden

Front garden laid out in lawn. Enclosed rear gardens laid out in lawn with paved patio areas; outside lights and water tap.

Detached Double Garage

18'1 x 16'5 (5.51m x 5.00m)

Up and over door; side access; light and power points; space and plumbed for washing machine and tumble dryer.

Capital / Rateable Value

£150,000. Rates Payable = £1370.55 per annum (approx)

Tenure

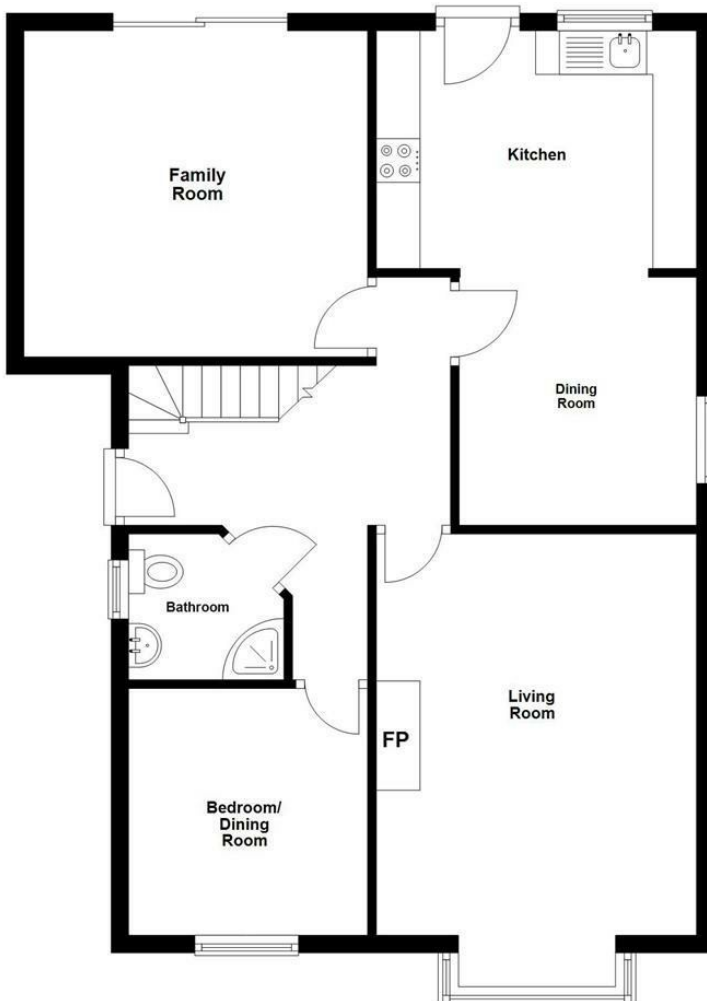
Leasehold

Ground Rent

£50.00 per annum

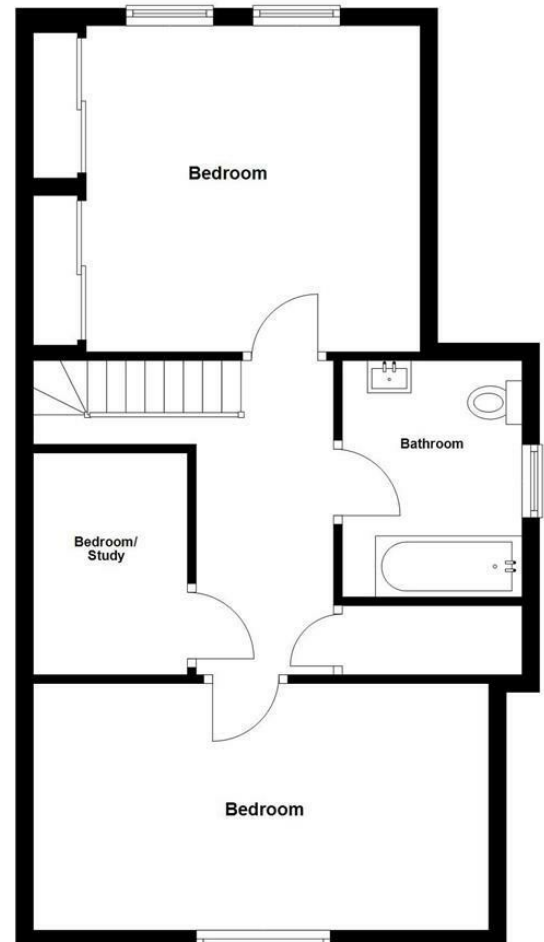
Ground Floor

Approx. 72.4 sq. metres (779.7 sq. feet)



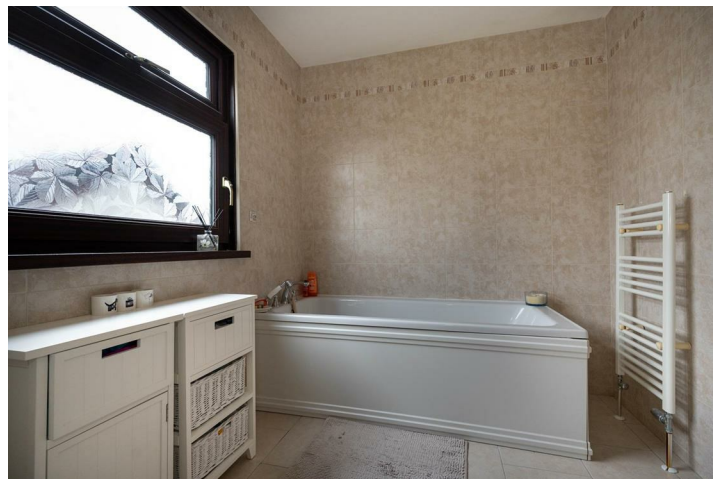
First Floor

Approx. 52.9 sq. metres (569.1 sq. feet)


















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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