

30 Windsor Gardens, Bangor,  
County Down, BT20 3DD

**Asking Price: £230,000**

 **Reeds Rains**

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EPC Rating: C

### Description

Built circa 2006 this detached home is located in central Bangor, just a stroll from the Rail and bus terminals. The property offers generous accommodation across 3 floors. The ground floor offers a large lounge/ dining area open plan to a fitted kitchen and a cloakroom with WC. The first floor reveals 2 bedrooms and a family bathroom with white suite. A third bedroom is located on the 2nd floor with patio doors leading to a roof terrace. The property is fully double glazed throughout and benefits from gas heating. Externally there is off street car parking and low maintenance gardens in patio and decking.

### Reception Hall

Hardwood double glazed front door, ceramic tiled floor, cloaks cupboard.

### Cloakroom / WC

White suite comprising: Dual flush WC, wash hand basin, ceramic tiled floor, gas boiler.

### Lounge / Dining

21'7" x 18'3" (6.58m x 5.56m)  
Laminate wooden floor, hole in wall fireplace piped for gas fire, uPVC double glazed sliding patio door to garden,. Open plan to kitchen.

### Fitted Kitchen

10'4" x 9'8" (3.15m x 2.95m)  
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in double oven and 4 ring gas hob, glass splashback, stainless steel chimney extractor fan, plumbed for washing machine, integrated dishwasher, integrated fridge freezer, recessed spotlights, ceramic tiled floor and part tiled walls.

### First Floor Landing

Airing cupboard.

### Bedroom 1

18'3" x 12'7" (5.56m x 3.84m)  
Laminate wooden floor.

### Bedroom 3

9'11" x 9'10" (3.02m x 3m)  
Laminate wooden floor.

### Bathroom

White suite comprising: Panelled bath with thermostatically controlled shower, pedestal wash hand basin, dual flush WC, fully tiled walls, ceramic tiled floor, extractor fan.

### Second Floor Landing

### Cloakroom/ WC

White suite comprising: Dual flush WC, pedestal wash hand basin, ceramic tiled floor.

### Bedroom 2

15'11" x 11'8" (4.85m x 3.56m)  
Laminate wooden floor, uPVC double glazed sliding patio door to roof terrace.

### Roof Terrace

16'7" x 11'3" (5.05m x 3.43m)

### Outside

Pebbled driveway to off street parking.

### Gardens

Garden area to front, side and rear in paved patio, barked flowerbeds and feature timber decking. Outside tap and light.

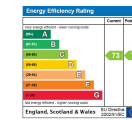
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All Measurements are Approximate.

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 118.7 sq.m. (1,278 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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