


28 Ava Street, Bangor, County Down, BT20 3JX

Asking Price: £109,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: D

Description

Located off Clandeboye Road this semi detached property will appeal to both investors and first time buyers alike. The property offers 2 double bedrooms and a white bathroom suite on the first floor and a spacious ground floor layout comprising of lounge, kitchen with casual dining area, conservatory and cloakroom with WC.

Externally the property offers an extensive south facing rear garden with gardens in lawns and loose pebbles whilst the front garden has potential to offer off street parking subject to obtaining statutory approvals.

This location offers ease of access to Belfast via nearby arterial routes whilst the local shopping amenities at Clandeboye and Bangor centre are all within easy walking distance. All in all an impressive property in a popular residential location available to the market chain free and ready for immediate occupation.

Entrance Hall

upvc double glazed front door.

Living Room

12'7" x 11'3" (3.84m x 3.43m)

Decorative wooden fireplace surround with tiled inset and hearth.

Kitchen With Casual Dining Area

15'8" x 7'7" (4.78m x 2.3m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, plumbed for washing machine and dishwasher, breakfast bar, casual dining area, under stairs storage, part tiled walls.

Cloakroom/WC

Low flush wc.

Conservatory

12'3" x 6'7" (3.73m x 2m)

upvc double glazed door to rear garden.

First Floor Landing

Bedroom One

12'3" x 10'4" (3.73m x 3.15m)

Picture rail, built in robe, gas fired boiler.

Bedroom Two

9'11" x 7'10" (3.02m x 2.4m)

Picture rail.

Bathroom

Modern white suite comprising: Panelled bath with Triton electric shower, pedestal wash hand basin, low flush wc, laminate wooden floor, part tiled walls, tongue and groove ceiling.

Outside

Front Garden in lawns and paved walkways with loose pebbled area.

Extensive south facing rear garden in loose pebbles with additional enclosed area in lawns, trees and boundary hedge.

Enclosed area to side with outside tap.

NB

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All Measurements

All Measurements are Approximate.

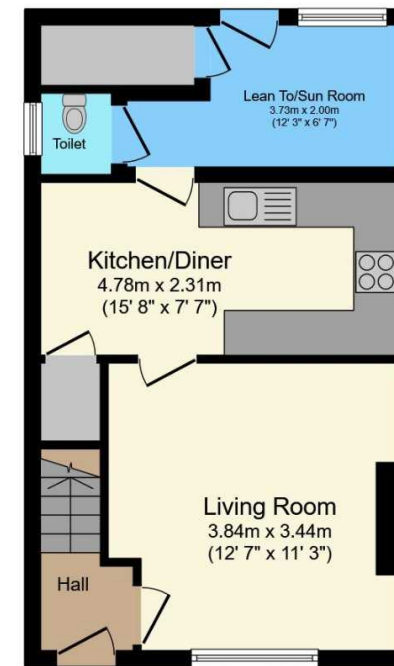
Laser Tape Clause

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

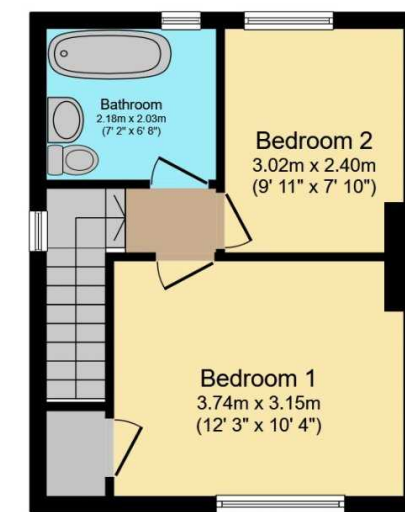
Floorplan Clause

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

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 69.7 m² (751 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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