


26 Clandeboye Road, Bangor,
County Down, BT20 3LA

Asking Price: £129,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: E

Description

Situated in a sought-after location near Bangor City Centre, this well-presented and extended three-bedroom semi-detached property is an excellent opportunity for first-time buyers or investors alike.

The home boasts a spacious layout, featuring a bright and welcoming living room, a fitted kitchen with ample storage, and a ground floor bedroom with ensuite shower room. Upstairs, two well-proportioned bedrooms provide comfortable living space, complemented by a family bathroom with white suite.

Externally, the property benefits from off street parking and a small patio garden to the rear.

With its prime location, residents enjoy easy access to local shops, schools, transport links, and all the amenities of Bangor City Centre.

This property presents a fantastic opportunity to step onto the property ladder or expand an investment portfolio. Early viewing is highly recommended!

Entrance Hall

uPVC double glazed front door, laminate wooden floor.

Living Room

12'6" x 12'2" (3.8m x 3.7m)
Laminate wooden floor, feature wooden fireplace with cast iron horseshoe inset and granite hearth.

Kitchen

15'3" x 7'3" (4.65m x 2.2m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring hob, stainless steel chimney extractor fan, plumbed for washing machine, part tiled walls, ceramic tiled floor, under stairs storage, casual dining area.

Rear Porch

uPVC double glazed door to rear.

Bedroom One

10'8" x 8'6" (3.25m x 2.6m)

Ensuite Shower Room

White suite comprising: Fully tiled built in shower cubicle with Bristan electric shower, pedestal wash hand basin, low flush WC.

First Floor Landing

Loft access.

Bedroom Two

15'3" x 10'1" (4.65m x 3.07m)

Laminate wooden floor.

Bedroom Three

9'10" x 8' (3m x 2.44m)

Laminate wooden floor.

Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, dual flush WC, pedestal wash hand basin, stainless steel heated towel rail, part tiled walls, ceramic tiled floor, hot press.

Outside

Concrete driveway to off street parking space.

Gardens

Front garden in loose pebbles and shrubs.

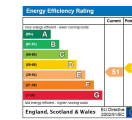
Enclosed garden area to rear in patio with PVC oil tank and boiler house with oil fired boiler.

NB

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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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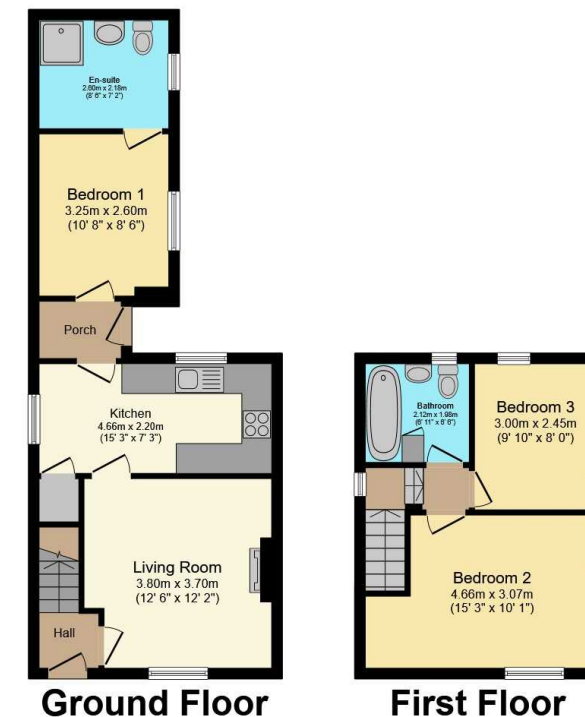
For full EPC please contact the branch.

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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.



Total floor area 73.5 sq.m. (791 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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