



Ballyree Gardens,

Offers in the region of £79,950



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## Ballyree Gardens, Bangor, County Down

### Offers in the region of £79,950

Located in a quiet cul de sac this well presented mid terrace will appeal to the first time buyer and investor alike. The property offers three bedrooms (newly carpeted) and a bathroom on the first floor all complimented by a spacious lounge and fitted kitchen open plan to dining area on the ground floor. Gas heating has recently been installed and the property is fully double glazed. Externally there are neat easily managed gardens fully enclosed to both front and rear. With no onward chain we have no hesitation in recommending immediate viewing.

#### ENTRANCE HALL

upvc double glazed front door, laminate wooden floor.

#### LOUNGE

4.95m x 3.56m (16'3" x 11'8")

Feature fireplace, laminate wooden floor.

#### KITCHEN / DINING ROOM

5.97m x 3.00m (19'7" x 9'10")

Single drainer 1.5 stainless steel sink unit , excellent range of high and low level units, laminated work surfaces, cooker space, extractor fan and canopy, breakfast bar, glazed display cabinets, plumbed for washing machine, part tiled walls, ceramic tiled floor, under stairs storage, upvc double glazed door to rear garden.

#### FIRST FLOOR LANDING

Hot press with storage above and Gas boiler.

#### BEDROOM ONE

3.25m x 3.02m (10'8" x 9'11")

Range of built in furniture including robe and storage above.

#### BEDROOM TWO

3.58m x 2.64m (11'9" x 8'8")

Double built in robe.

#### BEDROOM THREE

2.90m x 2.29m (9'6" x 7'6")

Double built in robe.

#### BATHROOM

White suite comprising : Panelled bath with thermostatically controlled shower, wash hand basin, low flush WC, part tiled walls, pvc ceiling.

#### GARDENS

Front garden in lawns and boundary hedge, outside light. Enclosed rear garden in paved patio and loose pebbles, outside tap. PVC Fascia, soffits and guttering.

#### Laser Tape Clause

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



For full EPC please contact the branch



