



College Green,

**Offers in the region of  
£299,950**



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## College Green, Bangor, County Down

### Offers in the region of £299,950

This attractive detached home is located in the popular College Green development accessed off College Avenue. This prime location is situated just a few minutes walk from both Ballyholme Beach and Bangor town centre ensuring it will meet the needs of even the most discerning of purchasers. One of only a handful of homes in the development with a Garage this former Clarke house type offers family accommodation on both levels. The ground floor comprises of a cloakroom with WC, drawing rooms and modern fitted kitchen with dining area and adjacent utility room. The first floor reveals 4 bedrooms, master with ensuite bathroom and an additional shower room with white suite. The property is fully double glazed and benefits from Gas fired heating. Externally the gardens are fully enclosed to the rear in lawns and paved patio and the house offer views of the central green area reserved exclusively for residents of College Green. All in all a well presented 4 year old property in an area where demand is sure to outweigh supply.

#### ENTRANCE PORCH

Composite double glazed front door, ceramic tiled floor.

#### RECEPTION HALL

Ceramic tiled floor, under stairs storage.

#### CLOAKROOM/WC

White suite comprising : Dual flush WC, vanity unit, ceramic tiled floor and extractor fan.

#### DRAWING ROOM

4.34m x 4.32m (14'3" x 14'2")

Contemporary fireplace with slate horseshoe inset and granite hearth.

#### KITCHEN / DINING ROOM

5.66m x 5.49m (at widest points) (18'7" x 18'0" (at widest points))

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, built in Neff stainless steel oven and 4 ring gas hob, integrated fridge freezer, integrated dishwasher, part tiled walls, ceramic tiled floor, recessed spotlights. Open plan to dining / family area , double glazed door to rear garden.

#### UTILITY ROOM

2.11m x 1.52m (6'11" x 5'0")

Single drainer stainless steel sink unit, range of units, gas fired boiler, plumbed for washing machine, and ceramic tiled floor.

#### FIRST FLOOR LANDING

##### BEDROOM ONE

3.61m x 3.02m (11'10" x 9'11")

Double built in robe with mirrored sliding doors, recessed spotlights.

##### EN-SUITE BATHROOM

White suite comprising : Panelled bath with mixer taps and telephone hand shower, dual flush WC, vanity unit, ceramic tiled floor, fully tiled walls, recessed spotlights, extractor fan.

##### BEDROOM TWO

4.29m x 2.84m (14'1" x 9'4")

Access to roof space.

##### BEDROOM THREE

4.17m x 3.28m (13'8" x 10'9")

##### BEDROOM FOUR

3.02m x 2.67m (9'11" x 8'9")

##### SHOWER ROOM

White suite comprising : Fully tiled built in shower cubicle with thermostatically controlled shower unit, dual flush WC, vanity unit, ceramic tiled floor, heated towel rail, recessed spotlights, extractor fan and airing cupboard.

##### OUTSIDE

Loose pebble driveway to car parking and access to

##### ATTACHED GARAGE

4.98m x 3.30m (16'4" x 10'10")

Roller door, power and light, access to rear.

##### GARDENS

Front garden in lawns. Enclosed rear garden in lawns and paved patio with pebbled flowerbeds and shrubs. Outside tap and light.

##### LOCATION

Turn from Ballyholme Road into College Avenue, amnd College Green is on the left hand side.

##### 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

