



Kinwood Grange,

Offers in the region of
£145,000



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Kinwood Grange, Bangor, County Down

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A bright and spacious end townhouse located just a few minutes from Bangor town centre and within close proximity to arterial routes to Belfast. Ideally suited to first time buyers and young families, Kinwood is a location that always attracts high demand. We therefore recommend early consideration. Internally the property features an entrance hall, spacious living room with feature fireplace, kitchen with casual dining area and a cloakroom with wc on the ground floor. The first floor comprises three bedrooms (master bedroom with ensuite shower room) and a bathroom with white suite. To the outside there is a driveway to ample parking space which leads to an attached garage. There is a garden to the rear in lawn, shrubs and decked area. Viewing is by appointment with our sales team on (028) 9146 3721.

HARDWOOD FRONT DOOR WITH DOUBLE GLAZED SIDE PANEL TO

ENTRANCE HALL

Laminate wooden floor.

CLOAKROOM/WC

White suite. wc. Pedestal wash hand basin. Gas fired boiler. Extractor fan.

KITCHEN OPEN PLAN TO CASUAL DINING AREA

3.86m x 3.05m (12'8" x 10'0")

Single drainer stainless steel sink unit with mixer taps. Excellent range of high and low level units, laminated work surfaces. Built in oven and four ring gas hob. Plumbed for washing machine. Laminate wooden floor. Part tiled walls.

LIVING ROOM

5.08m x 5.05m (16'8" x 16'7")

Feature wooden fireplace with marble inset and hearth. Under stairs storage. Hardwood door to rear garden.

FIRST FLOOR



For full EPC please contact the branch

LANDING

Access to roof space. Airing cupboard.

BEDROOM ONE

4.09m x 2.41m (13'5" x 7'11")

Range of built in robes with sliding door.

EN-SUITE SHOWER ROOM

White suite. Fully tiled built in shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin. Low flush wc.

BEDROOM TWO

3.18m x 3.02m (10'5" x 9'11")

BEDROOM THREE

2.84m x 2.18m (9'4" x 7'2")

BATHROOM WITH WHITE SUITE

Panel bath with telephone hand shower. Pedestal wash hand basin. Low flush wc. Extractor fan. Part tiled walls.

OUTSIDE

Tarmac driveway to ample parking space and garage. Enclosed rear gardens in lawn, shrubs and timber decking. Outside light.

ATTACHED GARAGE

5.79m x 3.40m (19'0" x 11'2")

Electric roller door. Power and light. Rear access.

HEATING TYPE

Gas heating.

DIRECTIONS

Kinwood Grange is off Albany Road which runs between Ashbury Avenue and Ballycrochan Road.

Laser Tape Clause

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

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

