



Talbot Drive,

**Offers in the region of
£185,000**



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Talbot Drive, Bangor, County Down

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This quiet residential cul de sac is located off Old Belfast Road just a short stroll from Tesco Springhill with its varied retail and recreational amenities. The property offers 3 bedrooms and 2 separate reception rooms with a fitted kitchen and bathroom with cream suite. The property is double glazed, benefits from oil fired heating and has a detached garage. The site that the property occupies may offer future development potential and we would invite offers on a not subject to planning basis.

RECEPTION HALL

upvc double glazed front door, laminate wooden floor, cloaks cupboard.

LOUNGE

4.93m (at widest) x 4.17m (16'2" (at widest) x 13'8")
Tiled fireplace and hearth.

DINING ROOM

3.66m x 3.63m (12'0" x 11'11")

KITCHEN

3.91m x 2.69m (12'10" x 8'10")
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, breakfast bar, built in double oven and 4 ring ceramic hob, plumbed for dishwasher, part tiled walls, upvc double glazed door to garden.

BEDROOM ONE

3.96m x 3.51m (13'0" x 11'6")
Built in robe.

BEDROOM TWO

3.94m x 2.72m (12'11" x 8'11")

BEDROOM THREE

2.84m x 2.39m (9'4" x 7'10")
Laminate wooden floor.

BATHROOM

Cream suite comprising : Panelled bath with mixer taps and Redring electric shower unit, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, hot press with storage above.

OUTSIDE

Tarmac driveway to car parking space and access to

DETACHED GARAGE

5.59m x 3.07m (18'4" x 10'1")
Up and over door, power and light, oil fired boiler.

GARDENS

Mature extensive gardens in lawns, flowerbeds and shrubs, boundary hedging and paved patio. PVC Oil tank, outside tap, PVC Fascia, soffits and guttering.

POTENTIAL SITE

GIVEN THE GENEROUS NATURE OF THIS SITE THEIR MAY BE POTENTIAL FOR AN ADDITIONAL SITE TO BE OBTAINED IN THE SIDE GARDEN. PURCHASERS ARE ASKED TO EXPLORE THIS POTENTIAL IF REQUIRED AND BIDS WILL ONLY BE CONSIDERED ON A NOT SUBJECT TO PLANNING BASIS.

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

