



Cranley Grove,

**Offers in the region of
£189,950**



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Cranley Grove, Bangor, County Down

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This stunningly presented semi detached villa occupies a generous mature site in a quiet residential cul de sac. The property will leave the lucky purchaser with nothing to do but simply move in and enjoy the high specification finish evident throughout. The accommodation will appeal to families given the 3 separate reception rooms, cloakroom and luxury fully fitted kitchen with dining area all on the ground floor. The first floor reveals 4 bedrooms and a contemporary white bathroom suite. Externally the gardens are mature and south facing and as a result the current owners have installed Solar panels which provides a twice yearly rebate and additional discounted electricity all year round. The property also boasts gas fired heating and is triple glazed to the front and double glazed elsewhere. It is only upon full internal inspection that you will appreciate the space and quality of finish in this beautiful home and early viewing is highly recommended.

ENTRANCE HALL

upvc double glazed front door with double glazed side panel, ceramic tiled floor.

CLOAKROOM/WC

White suite comprising: Low flush WC, pedestal wash hand basin, ceramic tiled floor, part tiled walls, heated towel rail.

LOUNGE

4.39m x 3.51m (14'5" x 11'6")

Canadian Cherry solid wooden floor, hole in wall fireplace with granite hearth and Multi fuel stove.

KITCHEN / DINING ROOM

5.82m x 3.58m (19'1" x 11'9")

Franke 1.5 sink unit with mixer taps and water filtration tap, excellent range of high and low level units with laminated work surfaces and breakfast bar, concealed lighting, built in twin double ovens and 4 ring hob, glass splash back and stainless steel chimney extractor fan. Integrated Bosch combi microwave, integrated Bosch coffee maker, integrated dishwasher, integrated fridge freezer. Ceramic tiled floor, recessed spotlights, open plan to dining area. Access to garage and access to

FAMILY ROOM

3.91m x 3.51m (12'10" x 11'6")

Laminate wooden floor, upvc double glazed sliding patio door to

SUNROOM

4.17m x 3.00m (13'8" x 9'10")

Laminate wooden floor, recessed spotlights, upvc double glazed door to garden.

ATTACHED GARAGE

6.43m x 3.91m (21'1" x 12'10")

Up and over door, power and light, plumbed for washing machine, gas fired boiler, access to garden to rear.

FIRST FLOOR LANDING

Access to roof space via slingsby type ladder. Hot press with storage above.

BEDROOM ONE

3.48m x 2.92m (11'5" x 9'7")

Wall to wall range of built in bedroom furniture.

BEDROOM TWO

3.45m x 2.59m (11'4" x 8'6")

Laminate wooden floor, double built in robe with louvered doors.

BEDROOM THREE

3.78m x 2.62m (12'5" x 8'7")

Laminate wooden floor, Velux.

BEDROOM FOUR

2.54m x 2.21m (8'4" x 7'3")

Laminate wooden floor.

BATHROOM

Luxury white suite comprising: Panel bath with mixer taps and telephone hand shower, built in shower cubicle with Grohe shower unit, semi pedestal wash hand basin, low flush WC, ceramic tiled floor, part tiled walls, stainless steel heated towel rail.

OUTSIDE

Tarmac driveway to ample car parking space and access to Attached Garage.

GARDENS

Mature corner site with well maintained gardens to front and enclosed to side and rear with a southerly aspect in lawns, shrubs, flowerbeds and boundary hedge. Paved patio area and walkways, outside tap and light. The property also benefits from the installation of Solar Panels which generates twice yearly rebates and discounted running costs. Furthermore the property also has all soffits, fascia and guttering in upvc ensuring low maintenance.

EPC

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

