



Dellmount Road,

**Offers in the region of  
£145,000**



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# Dellmount Road, Bangor, County Down

## Offers in the region of £145,000

This spacious red brick semi-detached villa is located close to Ward Park, leading schools, S.E.R.C, and within a few minutes walk of Bangor town centre. This property offers well-proportioned accommodation on both levels and comprising 3 Bedrooms, spacious through lounge, and a bathroom with white suite. The property also offers double glazed windows and recently fitted gas-fired boiler. Externally there is ample car parking and generous gardens to the rear, south-facing in lawns and patio. . All in all an excellent home in a prime location close to Bangor Town centre.

### ENTRANCE PORCH

Double glazed sliding patio door, glazed inner door to

### ENTRANCE HALL

Ceramic tiled floor, under stairs storage.

### THROUGH LOUNGE / DINING ROOM

6.58m x 4.34m (21'7" x 14'3")

Exposed wooden floor, feature Multi Fuel stove on slate hearth.

### KITCHEN

2.97m x 2.82m (9'9" x 9'3")

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low-level units with laminated work surfaces, built-in oven and 4 ring ceramic hob, extractor fan, and canopy, plumbed for washing machine, part tiled walls, ceramic tiled floor, tongue and groove ceiling. Cloaks cupboard with gas-fired boiler.

### FIRST FLOOR LANDING

Access to roofspace. Airing cupboard.

### BATHROOM

White suite comprising: Paneled bath with thermostatically controlled shower unit, part tiled walls, ceramic tiled floor, tongue and groove ceiling. Separate matching low flush WC, laminate wooden floor, tongue and groove ceiling.

### BEDROOM ONE

3.58m x 3.48m (11'9" x 11'5")

Laminate wooden floor.

### BEDROOM TWO

3.25m x 2.84m (10'8" x 9'4")

Laminate wooden floor.

### BEDROOM THREE

2.67m x 2.64m (8'9" x 8'8")

Laminate wooden floor, built-in cupboard.

### OUTSIDE

Tarmac driveway with ample car parking space.

### GARDENS

Front garden in lawns and shrubs. Rear garden with a southerly aspect in lawns boundary hedging and paved patio area. Garden shed, outside tap. PVC Facia, soffits, and guttering.

### 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

