



Kilmaine Road,

**Offers in the region of
£140,000**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Kilmaine Road, Bangor, County Down

Offers in the region of £140,000

Located 2 minutes walk from Kilmaine Primary school and close to public transport links, this semi-detached villa is offered to the market chain free. The accommodation comprises 3 bedrooms and 2 reception rooms complimented by a fitted kitchen and bathroom with a white suite. The property also offers oil heating and double glazed windows, off-street parking, and private enclosed gardens to the rear. Early viewing is recommended as demand for a home in this location always outweighs supply.

ENTRANCE HALL

upvc double glazed front door, laminate wooden floor, cloaks recess under stairs.

LOUNGE

4.29m x 4.04m (14'1" x 13'3")

Laminate wooden floor, glazed double doors to

DINING ROOM

3.15m x 2.51m (10'4" x 8'3")

Laminate wooden floor, upvc double glazed french doors to garden, open to

KITCHEN

3.58m x 3.23m (11'9" x 10'7")

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low-level units with laminated work surfaces, cooker space, stainless steel chimney extractor fan, plumbed for washing machine, plumbed for dishwasher, part tiled walls, laminate wooden floor, plumbed for American Fridge, upvc double glazed door to garden.

FIRST FLOOR LANDING

Hot press with storage above.

BEDROOM ONE

4.27m x 2.84m (14'0" x 9'4")

Double built-in robe.

BEDROOM TWO

3.15m x 2.49m (10'4" x 8'2")

BEDROOM THREE

3.12m x 1.98m (10'3" x 6'6")

BATHROOM

White suite comprising: Panelled bath with electric shower, pedestal wash hand basin, dual flush WC, fully tiled walls, ceramic tiled floor, recessed low voltage spotlights.

OUTSIDE

Tarmac driveway to ample off-street car parking.

GARDENS

Front garden in lawns. Enclosed private rear garden in lawns, decking and boundary hedging. Boilerhouse with oil boiler and PVC oil tank. Outside tap and light.

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

