



College Green,

**Offers in the region of
£365,000**



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College Green, Bangor, County Down

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Formerly part of Bangor Grammar School's Crosby Building this deceptively spacious townhouse was converted in 2020 and the results are stunning. Located just a short stroll from Ballyholme beach, Bangor town centre, and Ward Park purchasers will find everything on their doorstep. With accommodation over 3 floors extending to over 1400 square feet, the layout will be adapted by individuals to suit their own lifestyles and requirements. 3 double bedrooms are complemented by a spacious lounge and modern fitted kitchen with a casual dining area. The master bedroom boasts an ensuite, and there is also a traditionally styled bathroom complete with Freestanding bath to relax and enjoy. With private parking to the front and an enclosed garden area to the rear in lawns and patio, this property will doubtless appeal to a broad spectrum of purchasers.

ENTRANCE PORCH

Composite front door, tiled floor, glazed door leading to

RECEPTION HALL

Solid wooden flooring, access to

LOUNGE

4.57m x 4.04m (15'0" x 13'3")

contemporary stone fireplace with remote-controlled electric fire inset with stone hearth.

KITCHEN

3.58m x 3.28m (11'9" x 10'9")

1.5 stainless steel sink unit with granite drainer and work surfaces, excellent range of high and low-level units, integrated oven and 4 ring ceramic hob, stainless steel chimney extractor fan, integrated fridge freezer, and dishwasher, plumbed for washing machine and vented for tumble dryer, gas fired boiler, ceramic tiled floor, recessed spotlights and casual dining area.

REAR PORCH

Solid wood flooring, composite door to rear garden.

CLOAKROOM/WC

White suite comprising: Dual flush WC, vanity unit with mixer taps, ceramic tiled floor, extractor fan.

FIRST FLOOR LANDING

Painted wooden floor, built-in storage cupboard.

BEDROOM TWO

4.67m x 3.43m (15'4" x 11'3")

Painted wooden floor.

BEDROOM THREE

3.68m x 3.45m (12'1" x 11'4")

Painted wooden floor.

BATHROOM

Luxury white suite comprising: freestanding bath with antique style mixer taps and telephone hand shower, fully tiled built-in shower cubicle with thermostatically controlled shower and additional Rainshower. Dual flush WC, vanity unit with mixer taps, part tiled walls, ceramic tiled floor, extractor fan, heated towel rail, and recessed spotlights.

SECOND FLOOR LANDING

Painted wooden floor, Velux window, recessed spotlights.

MASTER BEDROOM

4.90m (max) x 3.45m (16'1" (max) x 11'4")

Painted wooden floor, eave storage.

EN-SUITE SHOWER ROOM

Luxury white suite comprising: Fully tiled built-in shower cubicle with thermostatically controlled shower unit and Rainshower, semi pedestal wash hand basin, dual flush WC, heated towel rail, ceramic tiled floor and extractor fan.

OUTSIDE

Pebbled driveway to private car parking with additional visitors parking provided.

GARDENS

Lawned area to the front of the property. enclosed garden to the rear in lawns, flowerbeds, and shrubs. Paved patio area and garden Shed with power and light. Exterior lighting and additional outdoor power socket. t

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

