

12 Clandeboy Road, Bangor,
County Down, BT20 3LA

Asking Price: £122,500

 **Reeds Rains**

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Asking Price: £122,500

EPC Rating: TBC

Description

This two-bedroom semi-detached villa enjoys a convenient location on Clandeboye Road in Bangor, offering well-laid-out accommodation ideal for a range of buyers. Whether you're a first-time buyer, downsizer, or investor, this home provides comfortable living with scope to personalise.

With a bright lounge, separate dining area, fitted kitchen, and white bathroom suite, the layout is practical and welcoming. Two well-sized bedrooms on the first floor provide ample sleeping space, while the enclosed rear garden adds a touch of privacy and outdoor enjoyment.

Entrance Hall

uPVC double glazed front door, laminate wooden floor.

Lounge

12'6" x 11'2" (3.8m x 3.4m)
Laminate wooden floor, feature wooden fireplace with tiled inset and hearth.

Kitchen / Dining

15'1" x 11'7" (4.6m x 3.53m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of part tiled walls, laminate wooden floor, built in oven and 4 ring ceramic hob, stainless steel splashback, stainless steel chimney extractor fan, plumbed for washing machine, integrated dishwasher, integrated fridge freezer,. Open plan to casual dining area, uPVC double glazed door to rear garden.

First Floor Landing

Access to roof space.

Bedroom 1

12'3" x 9'11" (3.73m x 3.02m)
Laminate wooden floor, double built in robe.

Bedroom 2

9'10" x 8' (3m x 2.44m)
Laminate wooden floor.

Bathroom

White suite comprising: Panelled bath with electric shower, low flush WC, pedestal wash hand basin, fully tiled walls, extractor fan. Airing cupboard with Gas boiler.

Outside

2 x off street car parking spaces to the front of the property.

Gardens

Generous enclosed rear garden in lawns and paved patio area. Garden shed. Outside tap and light. Garden store and external power points.

NB

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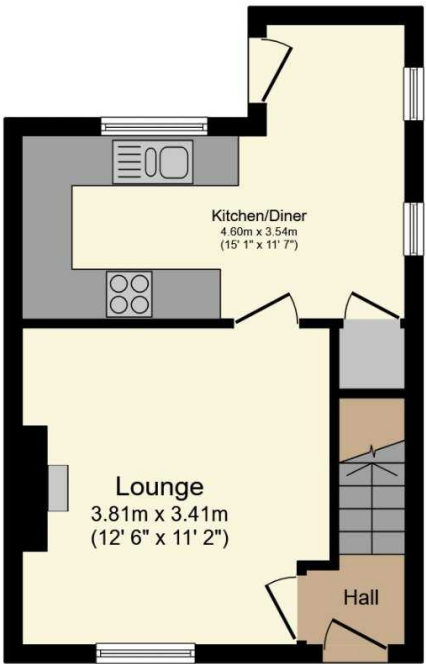
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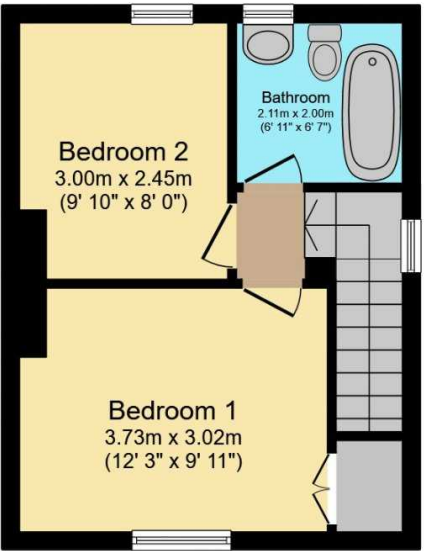
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 58.5 sq.m. (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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