



42 Balmoral Road, Bangor, County Down, BT19 7XA

Asking Price: £220,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: B

Description

This recently built (2022) semidetached villa at 42 Balmoral Road, Bangor, offers a bright and spacious interior with high-quality modern fittings. The entrance hall leads to a stylish cloakroom with white sanitaryware and a well-appointed lounge featuring a multifuel stove, perfect for cosy evenings. Upstairs, you'll find well-proportioned rooms bathed in natural light, reflecting the thoughtful design throughout

At the rear, the home unfolds into a spacious kitchen and dining area, seamlessly connected to a sunroom. The kitchen includes a range of integrated appliances—electric oven, hob, extractor fan, fridge/freezer, and plumbing provisions—while the adjoining sunroom enhances the sense of space and light, ideal for entertaining or relaxed family meals. The open planning ensures a flowing layout that suits both everyday family life and hosting guests.

Externally, the property benefits from driveway parking and a generous rear garden, combining functionality with outdoor living. The development itself offers zoned gas central heating, energy efficient LED lighting, and a 10year warranty—ensuring peace of mind alongside comfort. With double glazing throughout and prewired security systems—plus a highly energy rated home—you'll find this villa combines contemporary convenience with enduring value

Reception Hall

Composite double glazed front door, laminate wooden floor, cloaks cupboard.

Cloakroom / WC

White suite comprising : Dual flush WC, wash hand basin with mixer taps and tiled splashback, ceramic tiled floor.

Lounge

15'10 X 11'10

Laminate wooden floor, Multi fuel stove with stone hearth.

Kitchen / Dining / Sunroom

19'4 X 13'1

Composite 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, glass splashback, extractor fan, integrated fridge freezer, integrated washing machine, gas boiler, part tiled walls, ceramic tiled floor. Open plan to Dining area and sun room with uPVC double glazed French doors to rear garden.

First floor landing

Access to roof space.

Airing cupboard with space for tumble dryer.

Bedroom 1

11'11 X 11'7

Ensuite shower room

Luxury white suite comprising : Fully tiled built in shower cubicle with thermostatically controlled shower and Rain shower, pedestal wash hand basin, dual flush WC, ceramic tiled floor, stainless steel heated towel rail.

Bedroom 2

12'2 X 10'5

Bedroom 3

8'4 X 8'1

Bathroom

Luxury white suite comprising: Panelled bath with mixer taps and telephone hand shower, dual flush WC, pedestal wash hand basin, with tiled splashback, ceramic tiled floor, extractor fan, stainless steel heated towel rail.

Gardens

Front garden in lawns. Enclosed large garden to the rear in lawns and paved patio area. Outside tap and light. Garden shed/ Workshop.

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All Measurements

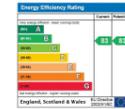
All Measurements are Approximate.

Laser Tape Clause

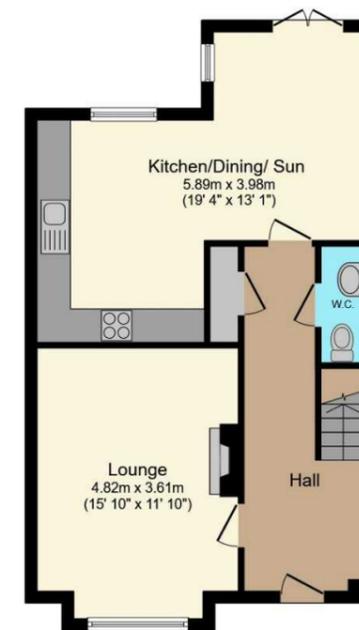
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

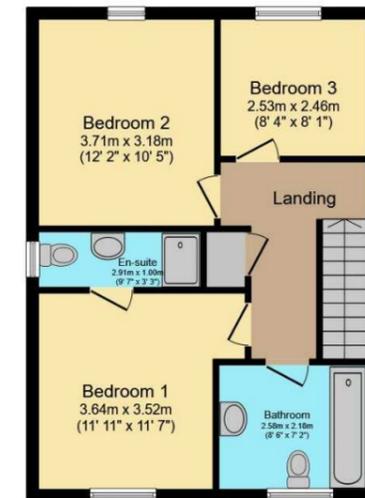
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 104.8 sq.m. (1,128 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). Powered by www.focalagent.com