



50 Cranley Road | Bangor | BT19 7HE

02891 180081 | viewings by appointment 7 days a week

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# 50 Cranley Road

- \* An excellent detached property located in the popular Cranley area of Bangor
- \* Lovely living room with a feature fireplace and French doors to the family/dining room
- \* Dining room with sliding doors to the rear patio and garden
- \* Kitchen with range of units and access to the rear
- \* Three well-proportioned bedrooms, two doubles and a single
- \* Family bathroom with three piece cream suite
- \* Fully enclosed and private rear garden laid in lawn with feature patio area
- \* Front garden laid in lawn with mature shrubs and driveway with parking for 4 cars
- \* Oil fired central heating & double glazed throughout
- \* Excellent value for money

**Offers Over: £140,000**



Plenty of options!

This is an excellent opportunity to purchase a detached family home in a popular area of Bangor that is spacious and flexible to suit a number of purchasers. A blank canvas, there is scope throughout to place your mark on this home from the outset. The interior benefits from two separate reception rooms and a kitchen with access to the rear garden which is fully enclosed and benefits from plenty of sunshine, making it perfect for barbeques or children playing all year round. Properties in this area are highly sought after and this one certainly stands out as an excellent buy!

Downstairs comprises of a welcoming entrance hall with useful under stair storage, a lovely living room with feature fireplace and French doors to the family/dining room which has sliding doors to the rear garden and a kitchen with dining space and access to the rear garden. The first floor comprises of a master bedroom with built-in wardrobes, a further two bedrooms and a spacious family bathroom.

Externally the property benefits from a fully enclosed rear garden laid in lawn with a feature raised flowerbed and patio area where many a BBQ will be enjoyed. The attractive front garden is laid in lawn with mature shrubs. There is a tarmac driveway providing parking for 4 cars.

Cranley Road is a very convenient place to live with easy access to transport links and the ring road for journeys to Bangor, Newtownards and commuting to Belfast. Within walking distance to several primary schools and Bangor Grammar school and a few minutes from the popular Bloomfield Retail Park, this really is a fabulous opportunity for the lucky purchaser!



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	63	65
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



## THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE HALL: Under stairs storage cupboard.

LIVING ROOM: (4.70m x 3.69m) Feature fireplace with tiled surround, tiled hearth and wooden mantle. Electric fire. French doors to...

DINING/FAMILY ROOM: (3.26m x 2.76m) Sliding patio doors to the rear. Open to...

KITCHEN: (3.27m x 2.72m) Range of high and low level units with co-ordinating marble effect work surfaces, single bowl 'Franke' sink and drainer unit with mixer tap, 4 ring ceramic hob with concealed extractor over, built-in under counter single oven, housing for

fridge/freezer, plumbed for washing machine. Part tiled walls, tile effect flooring. Door to rear.

### FIRST FLOOR

BEDROOM (1) (3.52m x 3.04m) Range of built-in wardrobes.

BEDROOM (2) (3.67m x 3.04m)

BEDROOM (3) (2.50m x 2.28m)

BATHROOM: Three piece cream suite comprising panelled bath with handheld shower attachment, pedestal wash hand basin, low flush WC. Extractor fan. Hotpress. Part tiled walls and tile effect flooring.

### OUTSIDE

Front garden laid in lawn with mature shrubs. Tarmac driveway with parking for 4 cars.

Fully enclosed and private rear garden laid in lawn with feature raised flowerbed and patio area. Outside light. Outside tap. Shed.



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