

3 Hanover Crescent,
Bangor, BT19 7NX



Offers Over £275,000

Telephone 02890 428989
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KEY FEATURES

- Exceptionally well maintained detached family home
- Close proximity to all local amenities including Bangor town centre, Bloomfield Shopping complex and transport routes for commuters
- Extensively renovated by the current vendors throughout
- Drawing room with open fire
- Open plan kitchen, living, dining area with luxury fitted kitchen including a range of integrated appliances
- Five bedrooms on first floor, including master with ensuite shower room
- Modern family bathroom with white suite
- Single integral garage
- Driveway car parking for multiple cars to front
- Gas fired central heating
- Gardens in lawns to front and rear with additional patio area

SUMMARY

An exceptionally well maintained detached family home located within a quiet cul de sac setting just off Old Gransha Road. With proximity to all local amenities including Bangor town centre, Bloomfield Shopping complex and transport routes for commuters are all on ones doorstep.

This superb property has been extensively renovated by the current vendors which compliments the already generous proportions with accommodation comprising: drawing room, open plan kitchen, living, dining area with luxury fitted kitchen and double doors opening onto the rear patio and garden, as well as five bedrooms, master with ensuite shower room, modern bathroom with white suite and separate shower cubicle, single integral garage and private rear gardens.

This really is a fine family home which we are sure will be of interest to those wishing to escape the hustle and bustle of city life yet remain within striking distance of all main arterial routes, schools and local shopping facilities.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

8' 3" x 5' 11" (2.51m x 1.8m)

Glazed PVC front door with glazed side panels, solid oak flooring.

DRAWING ROOM:

16' 8" x 10' 11" (5.08m x 3.33m)

Open fire with carved wood surround, cast iron and tiled inset, slate tiled hearth, wiring for wall lights.

STUDY/LIVING ROOM:

9' 11" x 8' 4" (3.02m x 2.54m)

Recessed lighting.



OPEN PLAN L SHAPED KITCHEN/LIVING/DINING AREA:

27' 7" x 20' 3" (8.41m x 6.17m) At widest points.

Living area with Charnwood cast iron wood burning stove, quarry tiled hearth, recessed lighting, open to dining area for 6-8 people, glazed French doors opening onto rear patio and garden, storage cupboard under stairs with shelving. Solid oak flooring, open to:

Kitchen area: Excellent range of high and low level kitchen units, 1.5 drainer stainless steel sink unit with mixer taps, granite worktops, recess for 5 ring gas range cooker, integrated hotpoint microwave oven and Smeg dishwasher, glazed display cupboard, recess for American style fridge freezer, recessed lighting, partially tiled walls, ceramic tiled floor.



UTILITY ROOM:

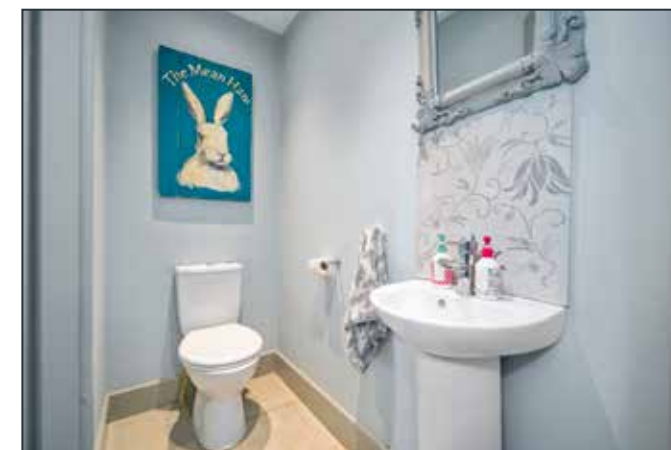
9' 11" x 8' 4" (3.02m x 2.54m) At widest points.

Range of high and low level units, single drainer stainless steel sink unit, mixer taps, plumbed for washing machine, recess for tumble dryer, partially tiled walls, ceramic tiled floor.

CLOAKROOM/WC:

6' 4" x 3' 0" (1.93m x 0.91m)

Low flush WC, pedestal wash hand basin, tiled splashback, ceramic tiled floor, recessed lighting, extractor fan.



Service door to:

INTEGRAL GARAGE:

20' 0" x 9' 11" (6.1m x 3.02m)

Up and over door, Worcester Bosch combi gas boiler, light and power.

Stairs to:

FIRST FLOOR

LANDING:

Feature light well, hotpress with lagged copper cylinder and slatted shelving.

BEDROOM (1):

13' 6" x 12' 1" (4.11m x 3.68m)

ENSUITE SHOWER ROOM:

8' 0" x 5' 10" (2.44m x 1.78m)

White suite comprising: Walk in shower cubicle with thermostatic shower unit, ow flush WC, pedestal wash hand basin with mixer taps, partially tiled walls, ceramic tiled floor, chrome heated towel rail, recessed lighting, extractor fan.



BEDROOM (2):

12' 7" x 10' 7" (3.84m x 3.23m)

Range of built in robes with hanging rails and shelving.



BEDROOM (3):

12' 9" x 8' 11" (3.89m x 2.72m)

Range of built in robes with hanging rails and shelving, access to roofspace.



BEDROOM (4):

12' 9" x 9' 7" (3.89m x 2.92m)

Range of built in robes, hanging rails and shelving.

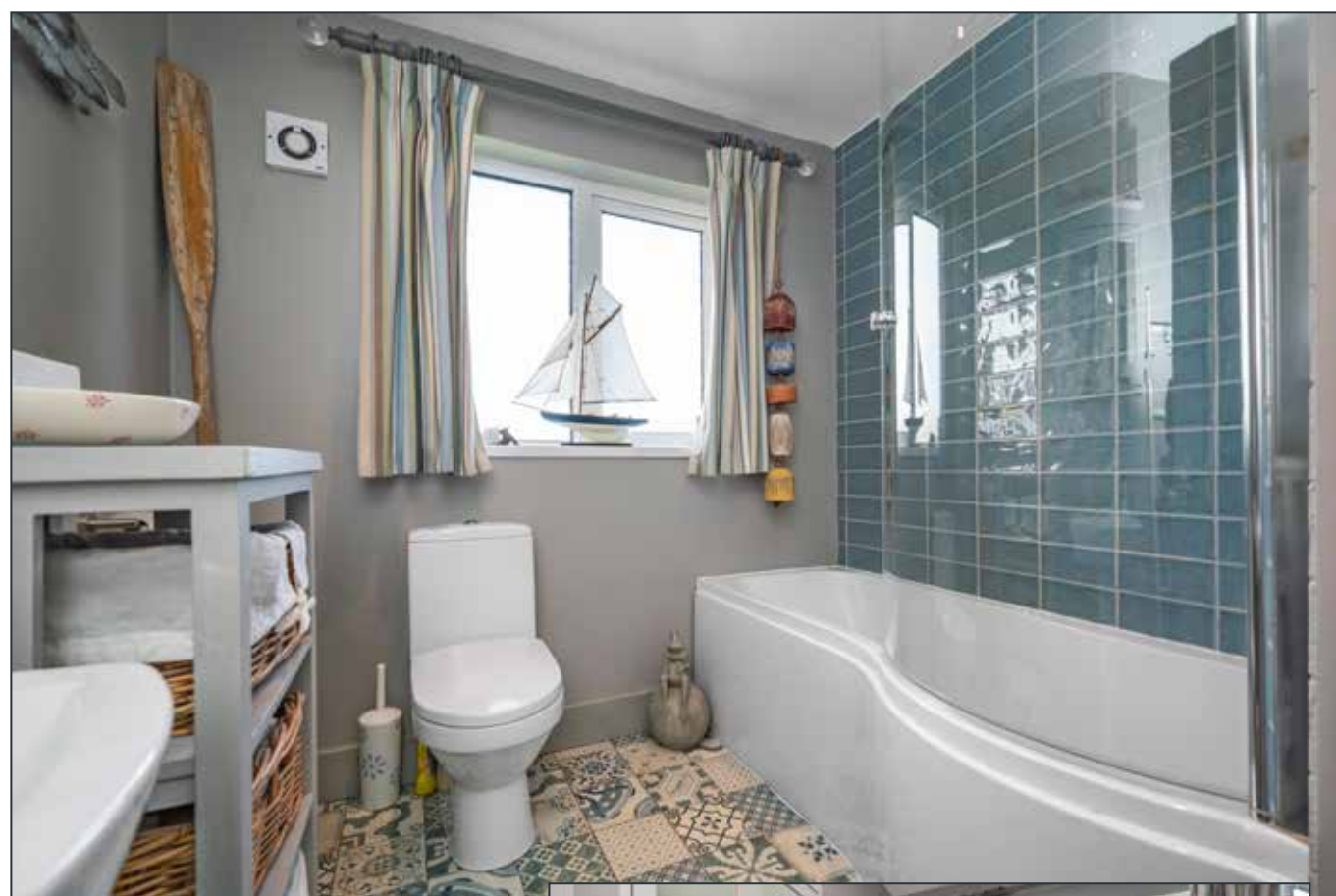


BEDROOM (5):
12' 1" x 9' 11" (3.68m x 3.02m) At widest points.

Built in robes with hanging rails and shelving.

BATHROOM:
8' 3" x 7' 5" (2.51m x 2.26m)

White suite comprising: Panelled bath with mixer taps, telephone hand shower, shower screen, Mira electric shower unit, pedestal wash hand basin with mixer taps, tiled splashback, low flush WC, recessed lighting, extractor fan, ceramic tiled floor, partially tiled walls.

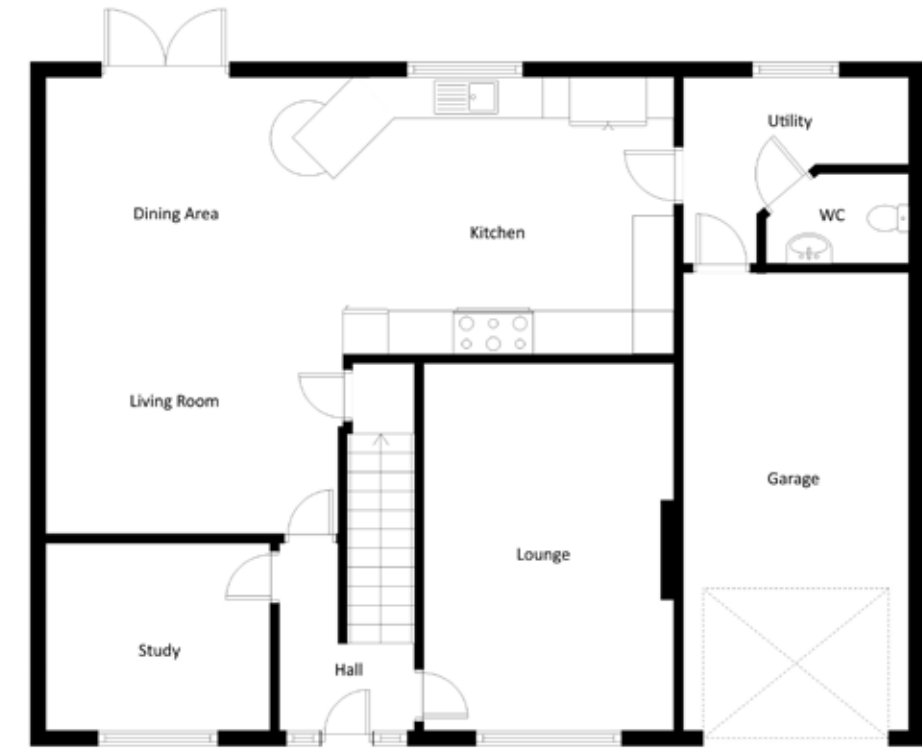


OUTSIDE

Stone driveway to front leading to garage and front door. Gardens in lawns with hedge boundary, trees and shrubs.

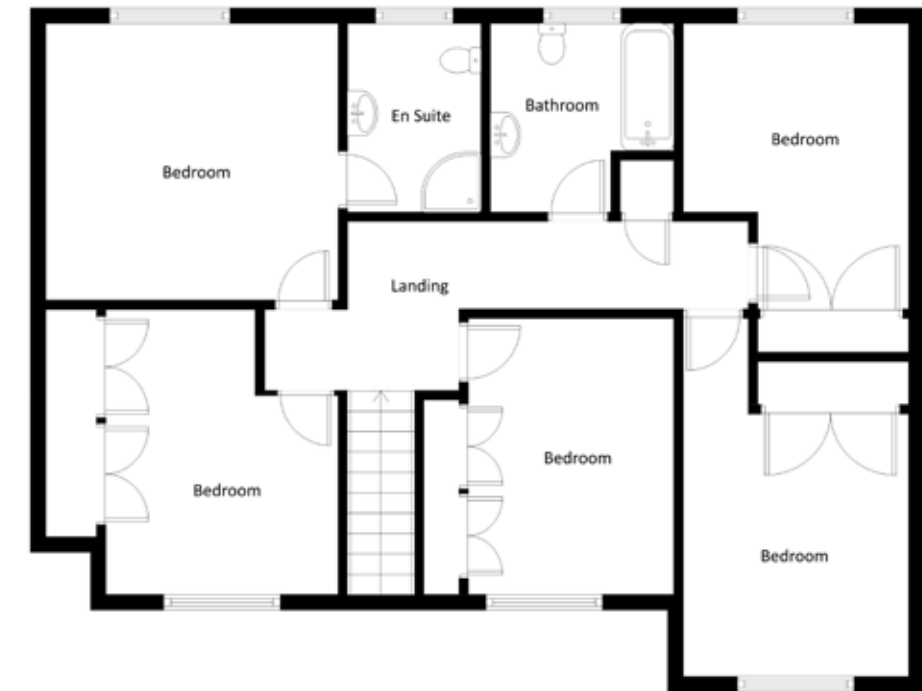
Fully enclosed gardens to rear with fence and hedge boundary, patio area leading to gardens in lawns, outdoor shed, outdoor tap and lighting.





3 Hanover Crescent, Bangor (Ground Floor)

Plans for illustrative purposes only



3 Hanover Crescent, Bangor (1st Floor)

Plans for illustrative purposes only

Location



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 1630-1520-1009-0948-0202

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