

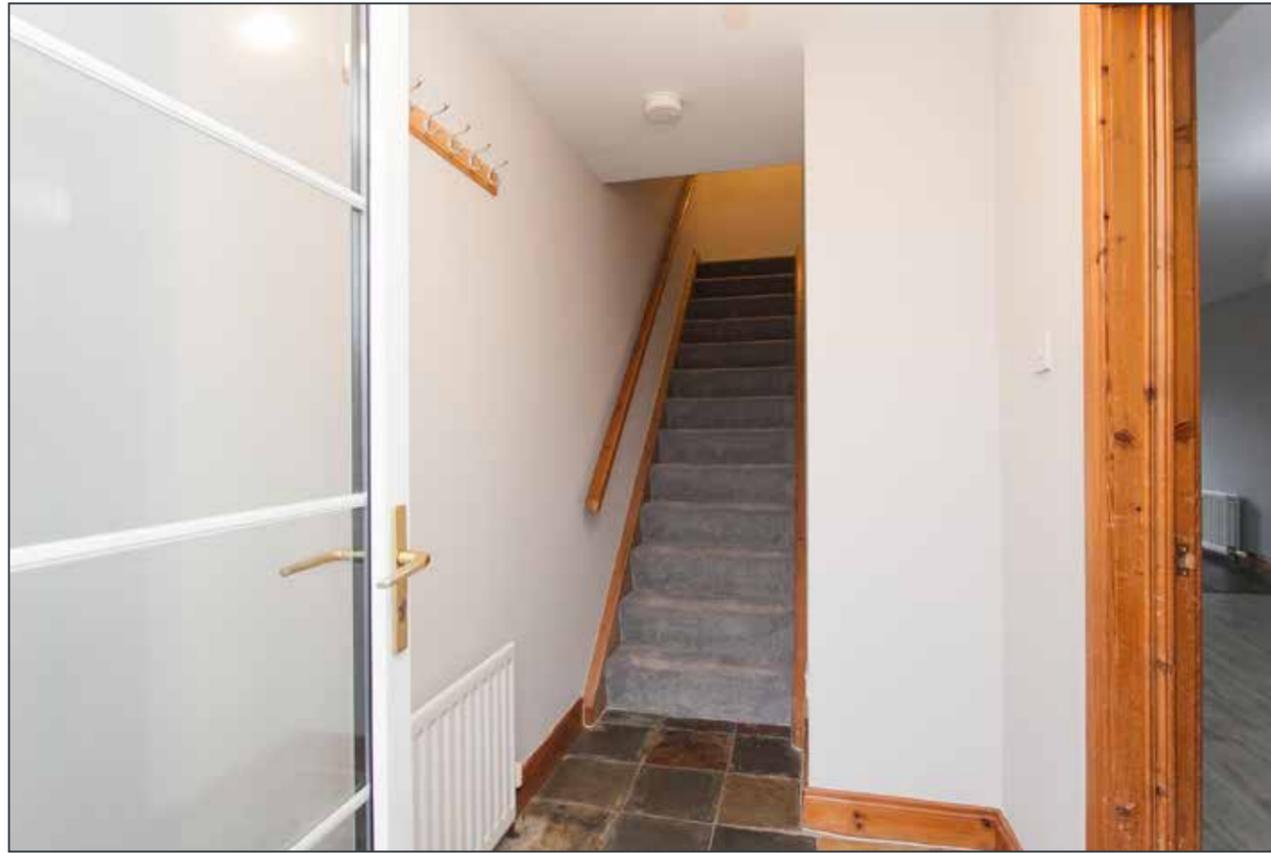
simon**BRIEN**
RESIDENTIAL

4 Balloo Cottages,
Bangor, BT19 7PA



Asking Price £127,500

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Superb three bed townhouse on the outskirts of Bangor town centre
- Cul de sac setting within easy access to a number of prime amenities, shops and schools
- Large open plan living, dining area with double doors opening onto the rear patio garden
- Separate kitchen with range of fitted units
- Three well proportioned bedrooms on first floor
- Bathroom with white contemporary suite
- Gas fired central heating (new boiler June 2020)
- Double glazed windows
- Low maintenance garden to rear with patio area
- Perfect for first time buyer, investor or downsizer

SUMMARY

We are delighted to offer to the market this superb three bed townhouse on the outskirts of Bangor town centre. Set just off the Balloo Road within a development of eight properties in total, this fine home offers spacious accommodation throughout in a cul de sac setting within easy access to a number of prime amenities, shops and schools.

Internally the property offers large open plan living, dining area with double doors opening onto the rear patio garden and separate fitted kitchen on the ground floor. Upstairs there are three well proportioned bedrooms and bathroom with contemporary white suite.

Externally car parking is allocated and the property offers a large low maintenance garden to rear with patio area, perfect for entertaining in the summer months. This is perfect home for first time buyer, investor or downsizer alike and we highly recommend an inspection to appreciate this superb home.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

6' 5" x 4' 9" (1.96m x 1.45m)

Chinese slate floor, glazed uPVC front door.

OPEN PLAN LIVING/DINING ROOM:

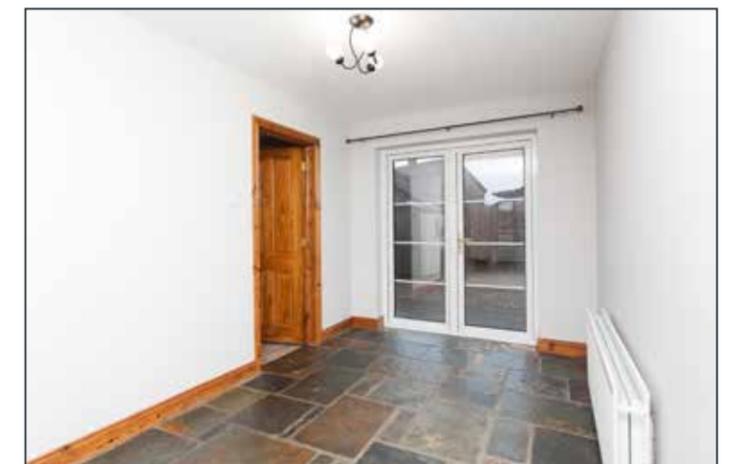
28' 6" x 11' 9" (8.69m x 3.58m)

Fireplace with wood mantle, electric stove, stone hearth, storage under stairs. Glazed double door to rear.

KITCHEN:

10' 8" x 6' 9" (3.25m x 2.06m)

Excellent range of high and low level units, 4 ring gas hob, single drainer stainless steel sink unit with mixer taps, stainless steel extractor hood, recess for fridge freezer, plumbed for dishwasher and washing machine, partly tiled walls.





FIRST FLOOR

LANDING:

Hotpress, access to roofspace via Slingsby style ladder, partly floored, Ideal combi gas boiler.



BATHROOM:

7' 2" x 6' 10" (2.18m x 2.08m)

White suite comprising: Panelled bath with Triton electric shower unit, shower screen, pedestal wash hand basin, low flush WC, partly tiled walls, ceramic tiled floor, chrome heated towel rail.



BEDROOM (1):

14' 9" x 11' 9" (4.5m x 3.58m)



BEDROOM (2):

13' 2" x 8' 1" (4.01m x 2.46m)



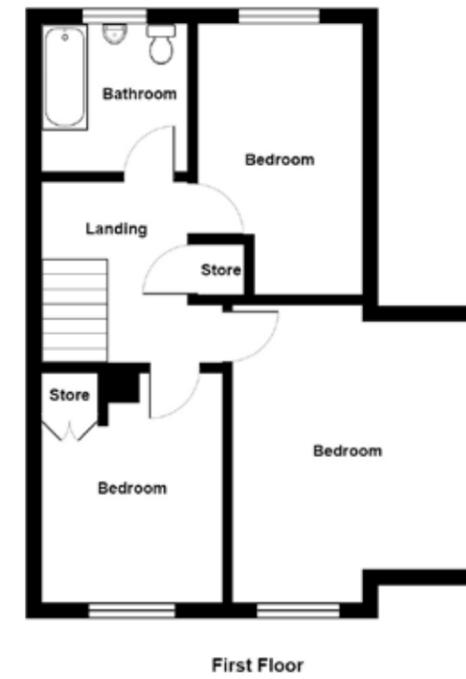
BEDROOM (3):
11' 5" x 8' 2" (3.48m x 2.49m)
Built in robe.



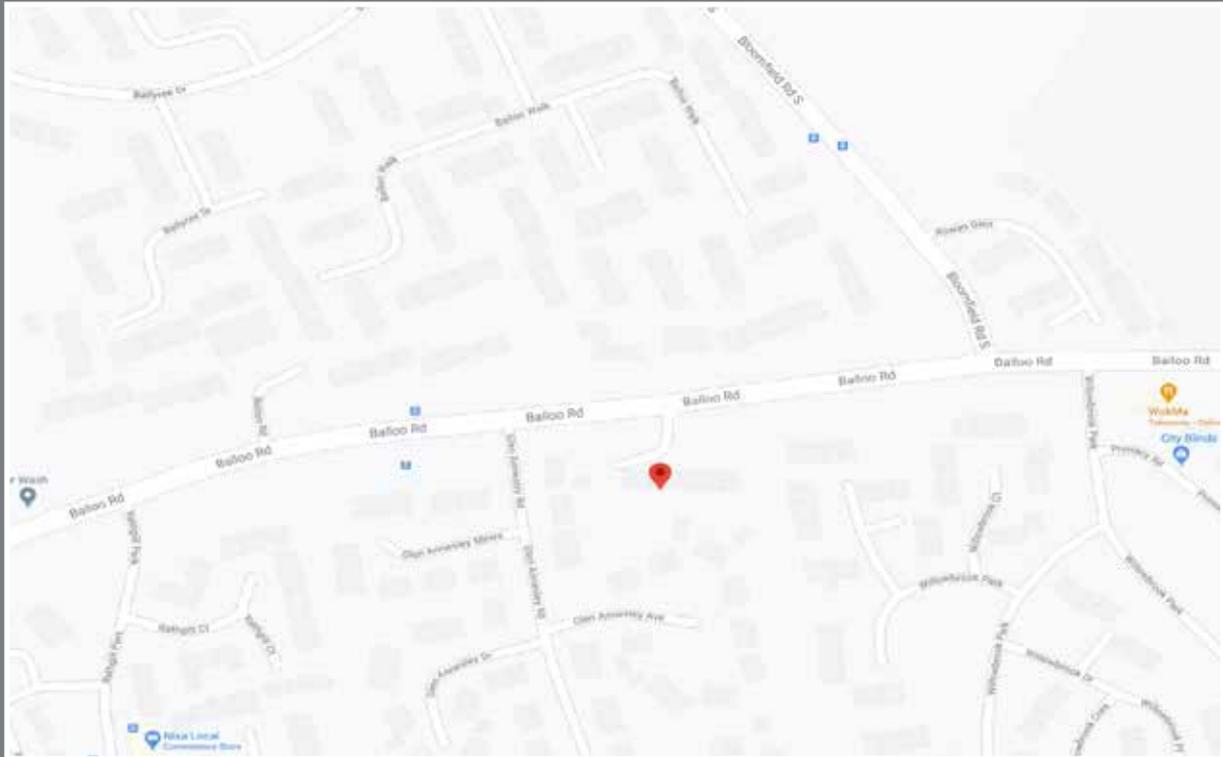
OUTSIDE
Deck area leading to stoned garden.



All measurements are approximate and for display purposes only



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

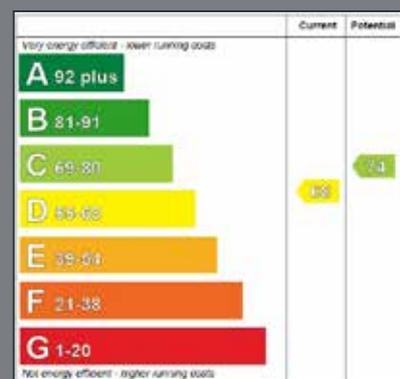


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: DB/K/20/AN



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