

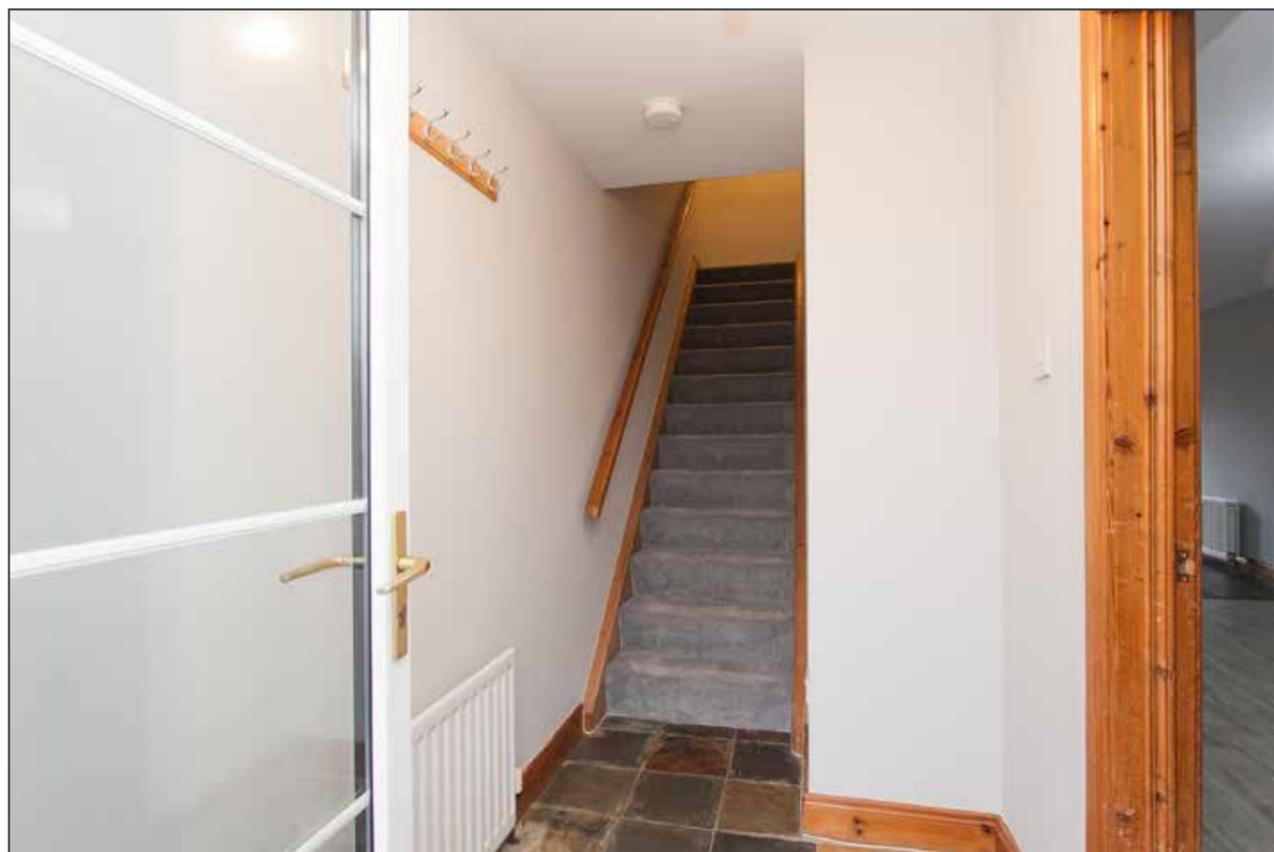
simon**BRIEN**
RESIDENTIAL

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:

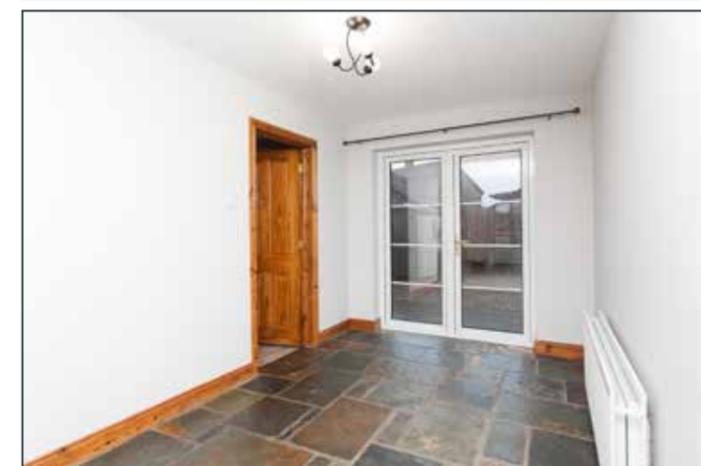
28' 6" x 11' 9" (8.69m x 3.58m)

Fireplace with wood mantle, electric stove, stone heath, 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.



Telephone 02890 428989
www.simonbrien.com



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):

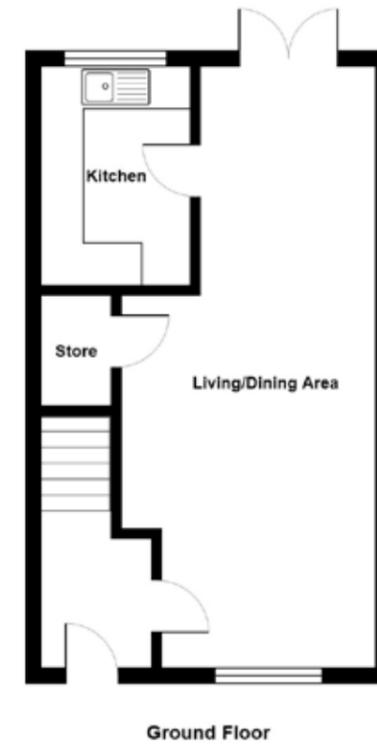
13' 2" x 8' 1" (4.01m x 2.46m)



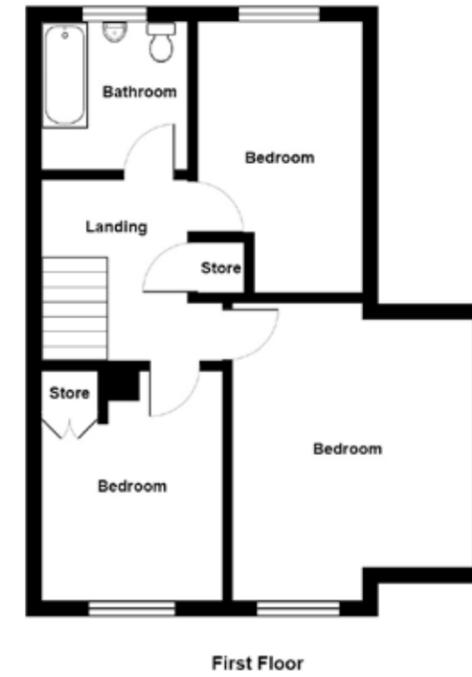
BEDROOM (3):
11' 5" x 8' 2" (3.48m x 2.49m)
Built in robe.



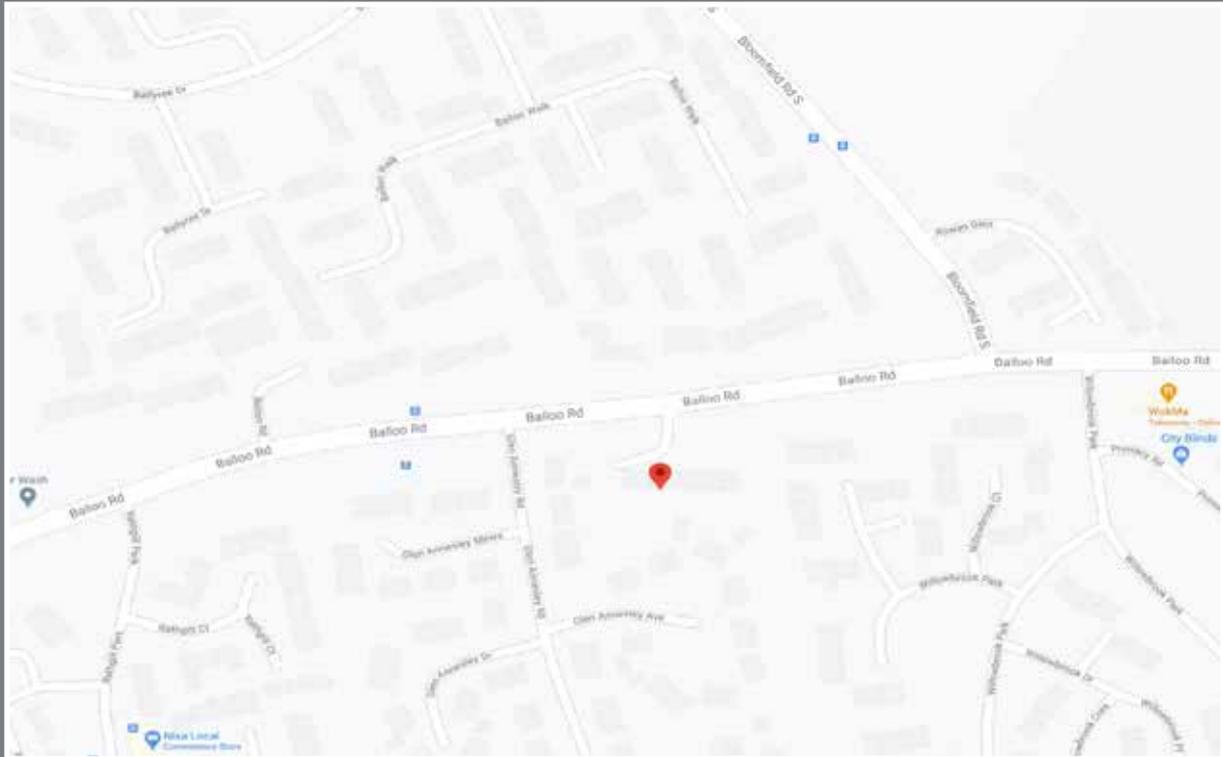
OUTSIDE
Deck area leading to stoned garden.



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

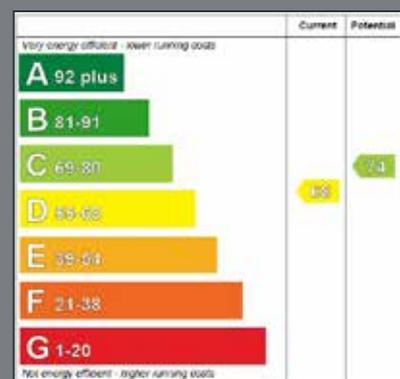


Lettings Department

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



EPC REF: 0163-2964-0028-9192-7675

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.