

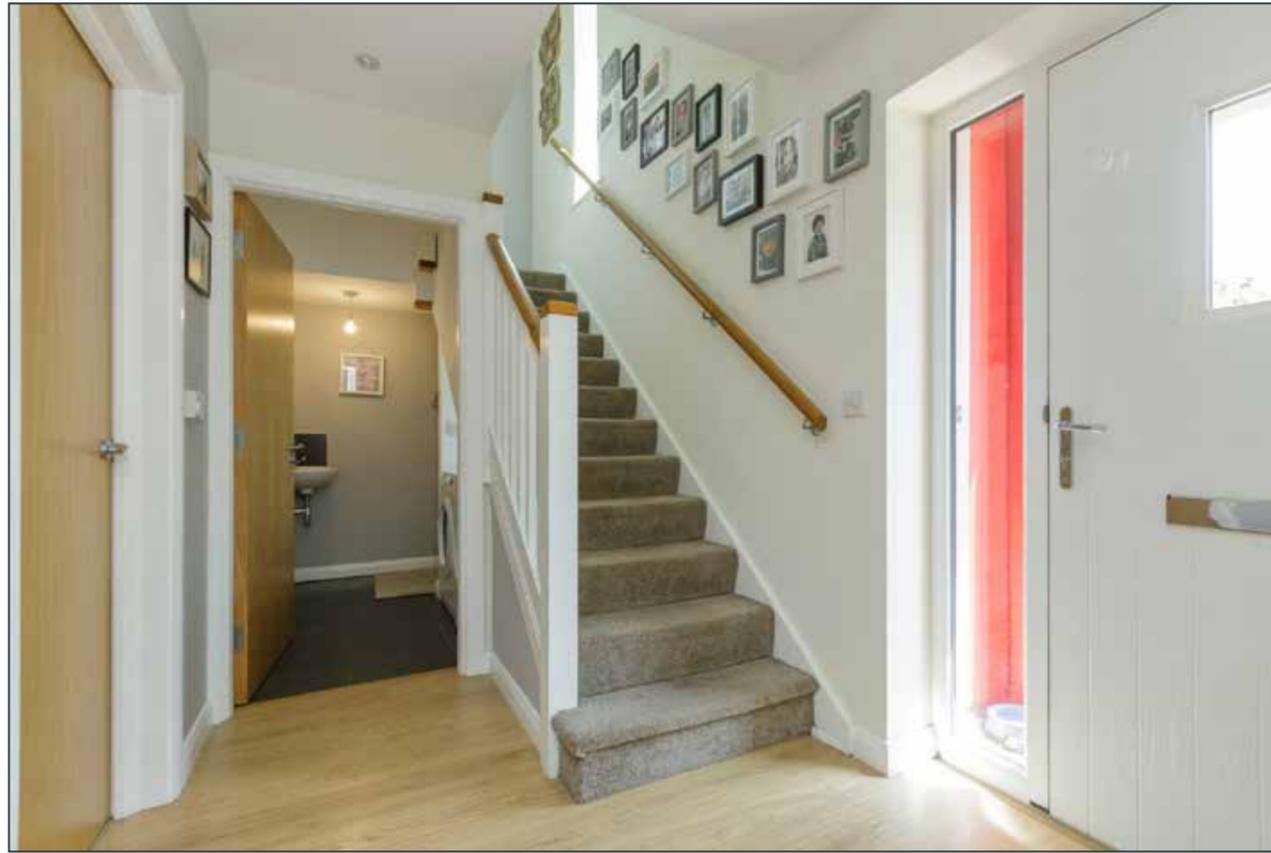
simon**BRIEN**
RESIDENTIAL

2 Shaftesbury Avenue,
Bangor, BT20 3GA



Offers Over £195,000

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KEY FEATURES

- Semi detached property
- Living room with stove
- Open plan kitchen with dining
- Downstairs WC with utility facilities
- Three bedrooms
- Master bedroom with ensuite shower room
- Family bathroom
- Large garden with lawn and patio space
- Driveway parking
- Gas central heating
- Double glazed windows
- Ideally located near to the A2 for the commuter, ring road for access to Newtownards and Bloomfield shopping centre and is a short drive into Bangor town centre

SUMMARY

2 Shaftesbury Avenue is a three bed semi detached property within the popular Shaftesbury development on the outskirts of Bangor. Ideally located that you can walk into Bangor or reach the A2 easily for commuting to Belfast and Holywood.

The accommodation comprises of a living room, open plan kitchen with dining space and downstairs WC which also holds the utility facilities. On the first floor are three good sized bedrooms, one with en suite and a separate family bathroom. The property benefits from gas central heating and double glazed windows. Outside to the front is driveway parking and to the rear is an enclosed private garden with raised shrub beds, laid in lawns with patio space for entertaining.

Shaftesbury Avenue is an attractive cul-de-sac located in the modern Shaftesbury Area located off the Belfast Road. Shaftesbury is conveniently located within close proximity to the Bangor West Train Halt, the Springhill Shopping Complex and arterial routes for those commuting to Belfast.



THE PROPERTY COMPRISES:

GROUND FLOOR

PVC panelled entrance door with glazed side panel.

HALLWAY:

Wood laminate floor, recessed lighting.

WC/UTILITY AREA:

Low flush WC, wash hand basin, plumbed for washing machine, space for tumble dryer, tiled floor.

LIVING ROOM:

14' 2" x 11' 5" (4.32m x 3.48m)

Wood burning stove with granite hearth.



KITCHEN/DINING:
20' 5" x 11' 7" (6.22m x 3.53m)

Excellent range of high and low level units, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with stainless steel extractor hood and under oven, integrated fridge freezer, integrated dishwasher, dining area, double opening patio doors to rear gardens.



FIRST FLOOR

LANDING:

Storage cupboard with shelving.



BEDROOM (1):

11' 5" x 10' 2" (3.48m x 3.1m)



BEDROOM (2):

11' 5" x 9' 9" (3.48m x 2.97m)

ENSUITE SHOWER ROOM:

Low flush WC, wash hand basin, fully tiled shower with chrome thermostatic shower fittings, tiled floor.





BEDROOM (3):
10' 2" x 7' 7" (3.1m x 2.31m)

BATHROOM:
Low flush WC, wash hand basin, panelled bath with mixer taps and shower fitment, tiled floor, partly tiled walls.



OUTSIDE

Gardens laid in lawns, patio space, raised shrub beds.



Ground Floor

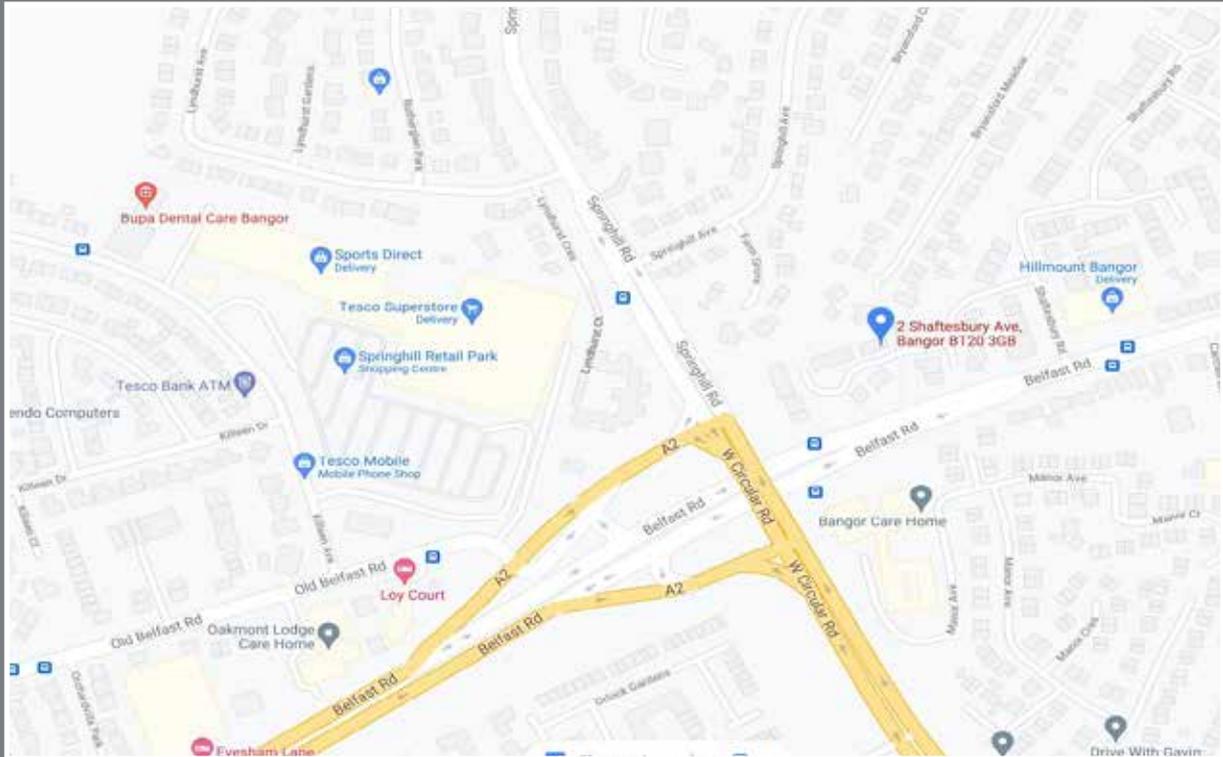


First Floor



This plan is for illustrative purposes only, and should not be relied upon.
Plan produced using PlanUp.

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: TB/G/21/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 9414-0432-6439-0980-9922

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