

simon**BRIEN**
RESIDENTIAL

5 Hampton Drive,
Bangor, BT19 7GH



Asking Price £225,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- An attractive detached home set within a cul de sac location
- Spacious lounge with feature raised open fire
- Fitted kitchen with range of integrated appliances
- Open plan to dining area with double doors to rear garden
- Three generous bedrooms on the first floor
- Family bathroom suite on first floor
- Private garden to rear
- Ample car parking to the front
- Oil fired central heating / double glazed throughout
- Close to many local amenities and transport routes

SUMMARY

Properties within the Balloo area of Bangor have been consistently popular with first time buyers and young families all of whom appreciate the quiet residential nature of the setting. Set in this ever popular residential location, this attractive detached home is one which will prove of great interest to a wide range of potential buyers, all of whom will appreciate the convenience of the setting.

The layout provides three bedrooms on the first floor, lounge with feature open fire, fitted kitchen with integrated appliances which is open plan to a dining area with double doors opening onto the private enclosed rear garden. The first floor comprises of three good sized bedrooms and a family bathroom suite. The property is heated via a oil fired central heating system and also has the added benefit of double glazed windows and an enclosed manicured private garden to the rear with lawn.

Within minutes of all the amenities of Bangor, Newtownards, Bloomfield Shopping centre and with direct access to main transport routes and is within comfortable distance of a range of renowned schooling this superb, well maintained property is sure to appeal to many potential parties. We would encourage interested parties to arrange to view at their earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE:

uPVC double glazed front door.



CLOAKROOM:

Low flush W.C., pedestal wash hand basin with tiled splash back.



LIVING ROOM:

14' 9" x 13' 9" (4.5m x 4.2m)

Feature limestone fireplace, solid oak floor, cornice ceiling.



KITCHEN:
20' 8" x 9' 6" (6.3m x 2.9m)

Excellent range of high and low level oak units, granite effect work surfaces, integrated fridge freezer, plumbed for washing machine, 1.5 bowl single drainer stainless steel sink unit with mixer taps, integrated split level double oven, integrated four ring hob, partly tiled walls, ceramic tiled floor, recessed low voltage spotlighting, stainless steel extractor hood, open plan to dining area and access to rear.

GARAGE:
16' 9" x 10' 2" (5.1m x 3.1m)

Electric and power.

FIRST FLOOR

BEDROOM (1):
14' 1" x 10' 6" (4.3m x 3.2m)





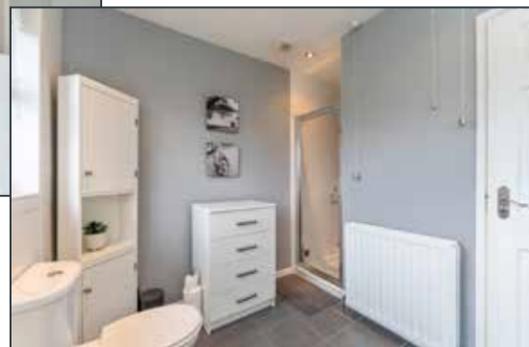
BEDROOM (2):
12' 6" x 9' 10" (3.8m x 3.0m)



BEDROOM (3):
10' 2" x 9' 6" (3.1m x 2.9m)



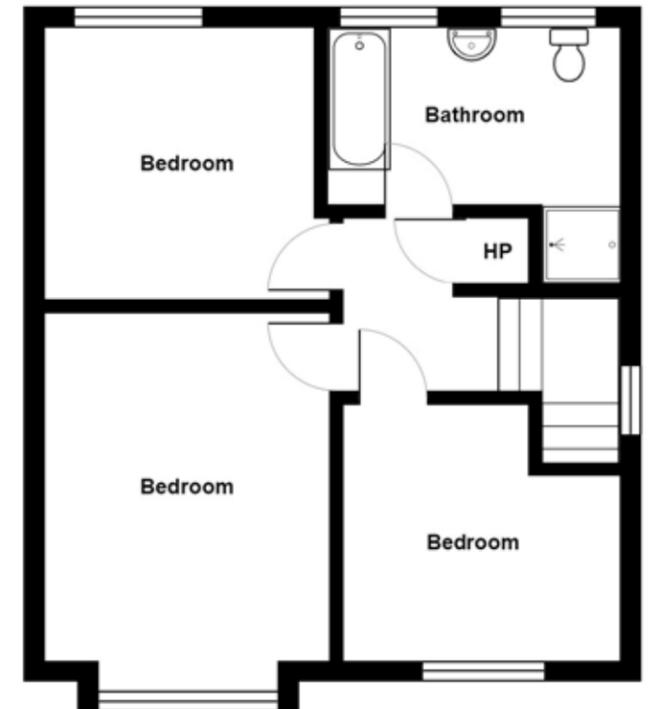
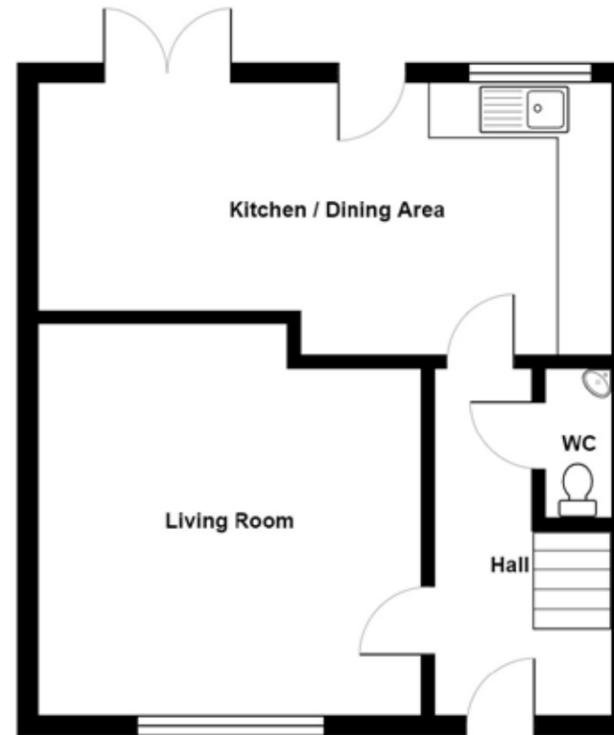
BATHROOM:
Bathroom suite comprising tiled panelled bath with mixer taps, separate built-in tiled shower cubicle with shower unit, pedestal wash hand basin and mixer taps, low flush WC, ceramic tiled floor, part tiled walls and low voltage spotlights.



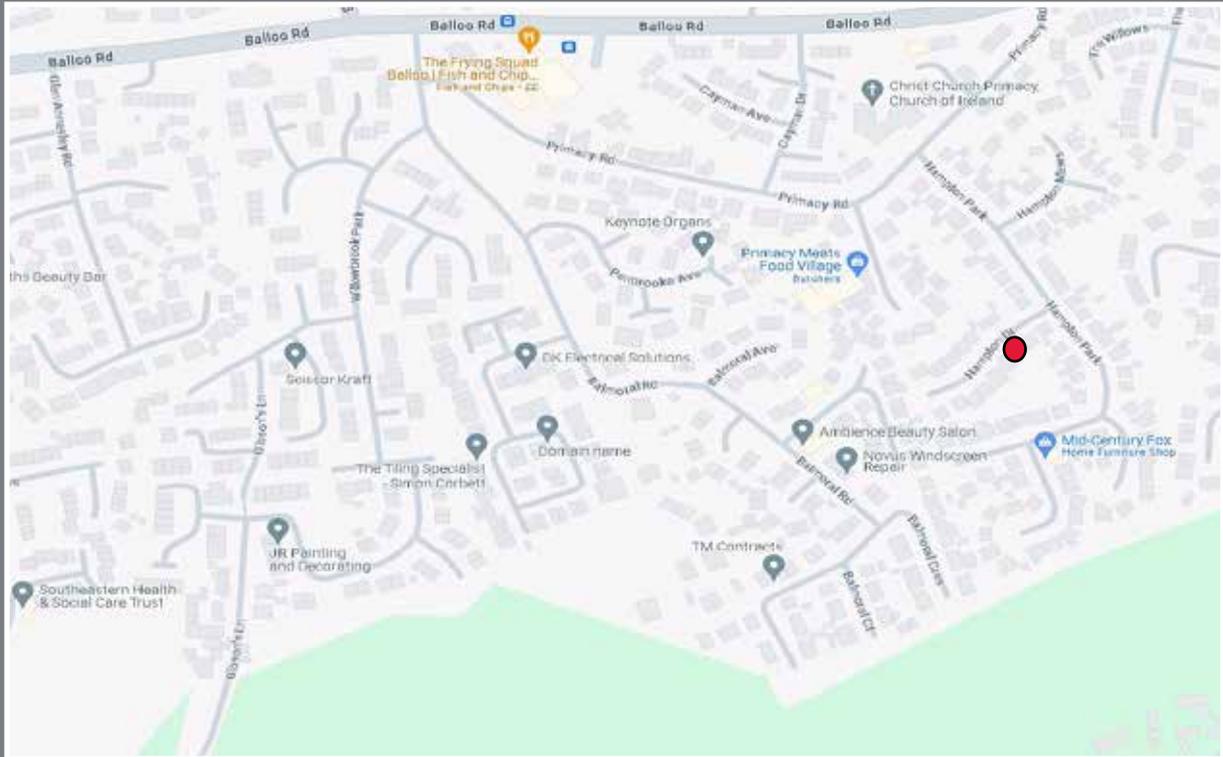
OUTSIDE

Easily maintained front garden in lawns, tarmac driveway with parking leading to detached garage and enclosed garden to rear.

RATES: £1132.56



Location



LOCATION: Balloo Road, Bangor.

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: RM/C/24/AN



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

EPC REF: 0075-0218-0704-9915-5904

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.