

simon**BRIEN**
RESIDENTIAL

29 Brook Lane,
Bangor, BT19 1ST



Asking Price £122,500

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KEY FEATURES

- Excellent terrace property in private cul de sac
- Bright and spacious accommodation throughout
- Close commuting distance to a number of schools, shops, recreational facilities and Bangor City
- Spacious living room
- Open plan kitchen into dining room
- Kitchen with range of integrated appliances
- Utility room
- Two bedrooms on the first floor
- Bathroom suite on first floor
- Gas fired central heating / double glazed windows
- Enclosed private, patio garden to rear
- Driveway car parking to front for 2 cars

SUMMARY

Located in secluded Cul de Sac, this property offers bright and well proportioned accommodation all within easy commuting distance to a number of schools, shops, restaurants and recreational facilities.

Set just off the popular Rathgael Road, Brook Lane is a quiet and highly desirable residential cul de sac on the outskirts of Bangor City Centre. Internally the property comprises spacious living room, open plan kitchen, dining area and separate utility on the ground floor. On the first floor there are two bedrooms and a family bathroom suite.

Externally the property offers driveway car parking and private enclosed patio garden to rear. The property also benefits from gas fired central heating and double glazed windows.

This is a desirable property that we highly recommend an internal inspection to appreciate its spacious accommodation and quiet surroundings.



THE PROPERTY COMPRISES:

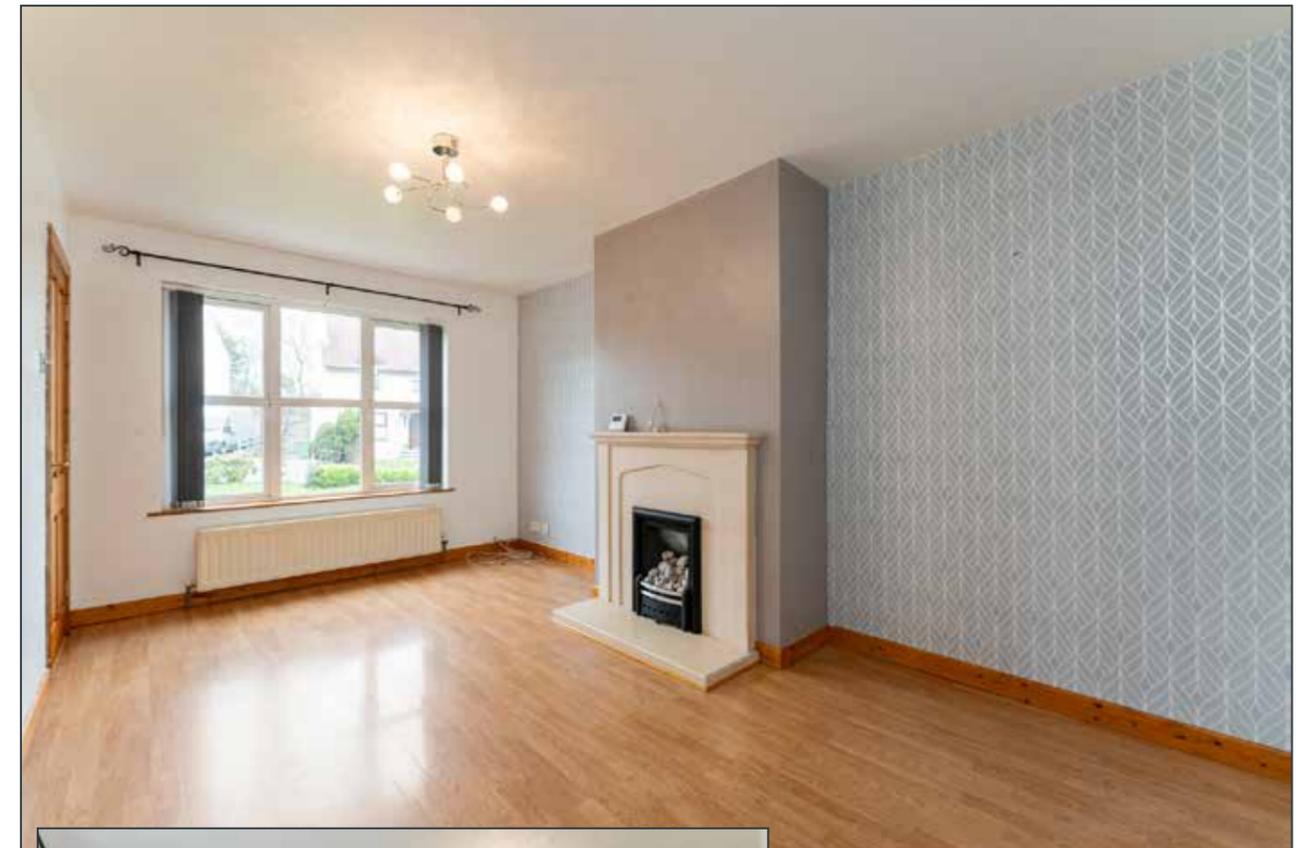
GROUND FLOOR

Wooden front door.

LOUNGE:

16' 5" x 9' 10" (5m x 3m)

Feature gas fire with surround.



KITCHEN/DINING:
16' 1" x 7' 10" (4.9m x 2.4m)

Range of high and low level units, single drainer stainless steel sink unit with mixer taps, oven and 4 ring hob with stainless steel extractor hood, breakfast bar with casual dining space.



UTILITY ROOM:
7' 10" x 5' 11" (2.4m x 1.8m)
Plumbed for white goods.



FIRST FLOOR



BEDROOM (1):
16' 1" x 9' 10" (4.9m x 3m)
Built in wardrobes.





BEDROOM (2):
9' 10" x 7' 10" (3m x 2.4m)

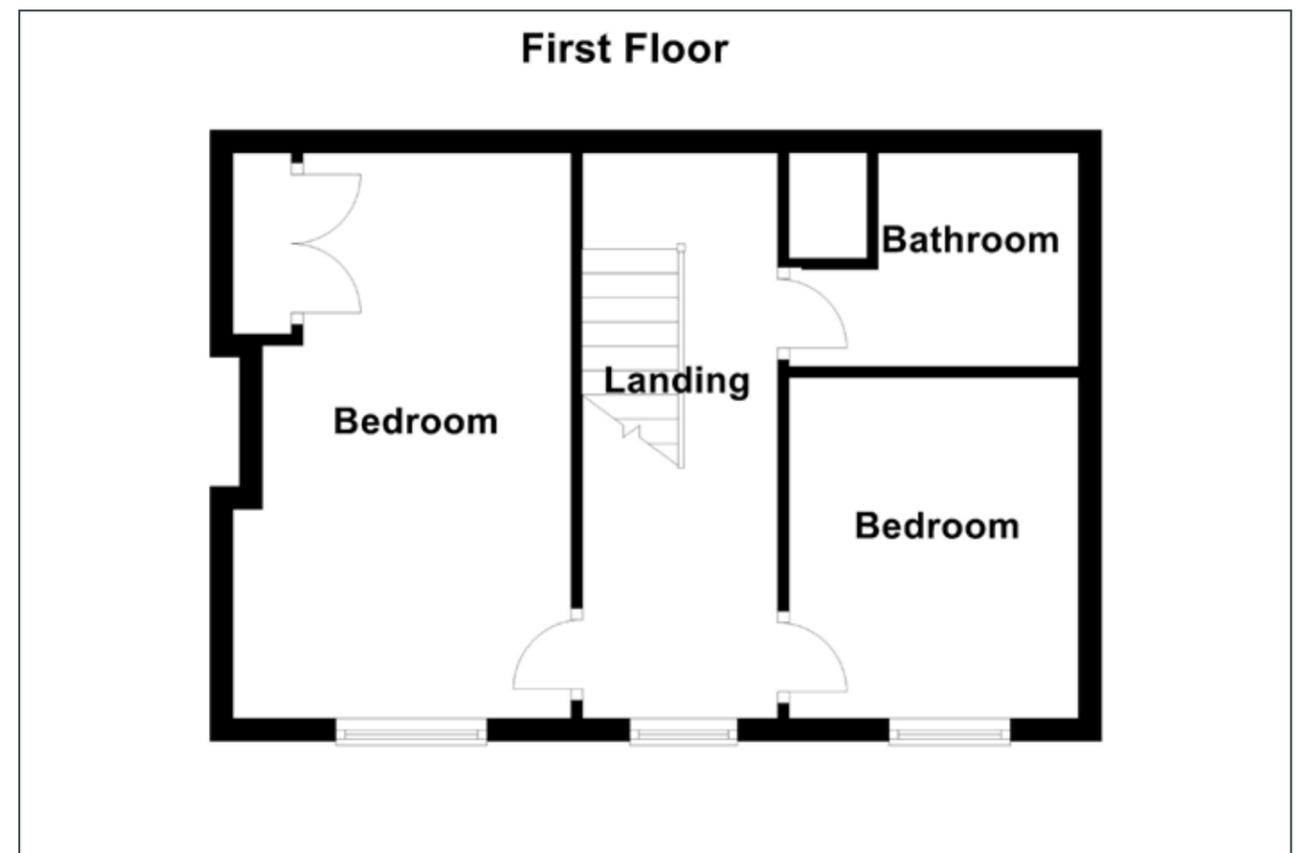
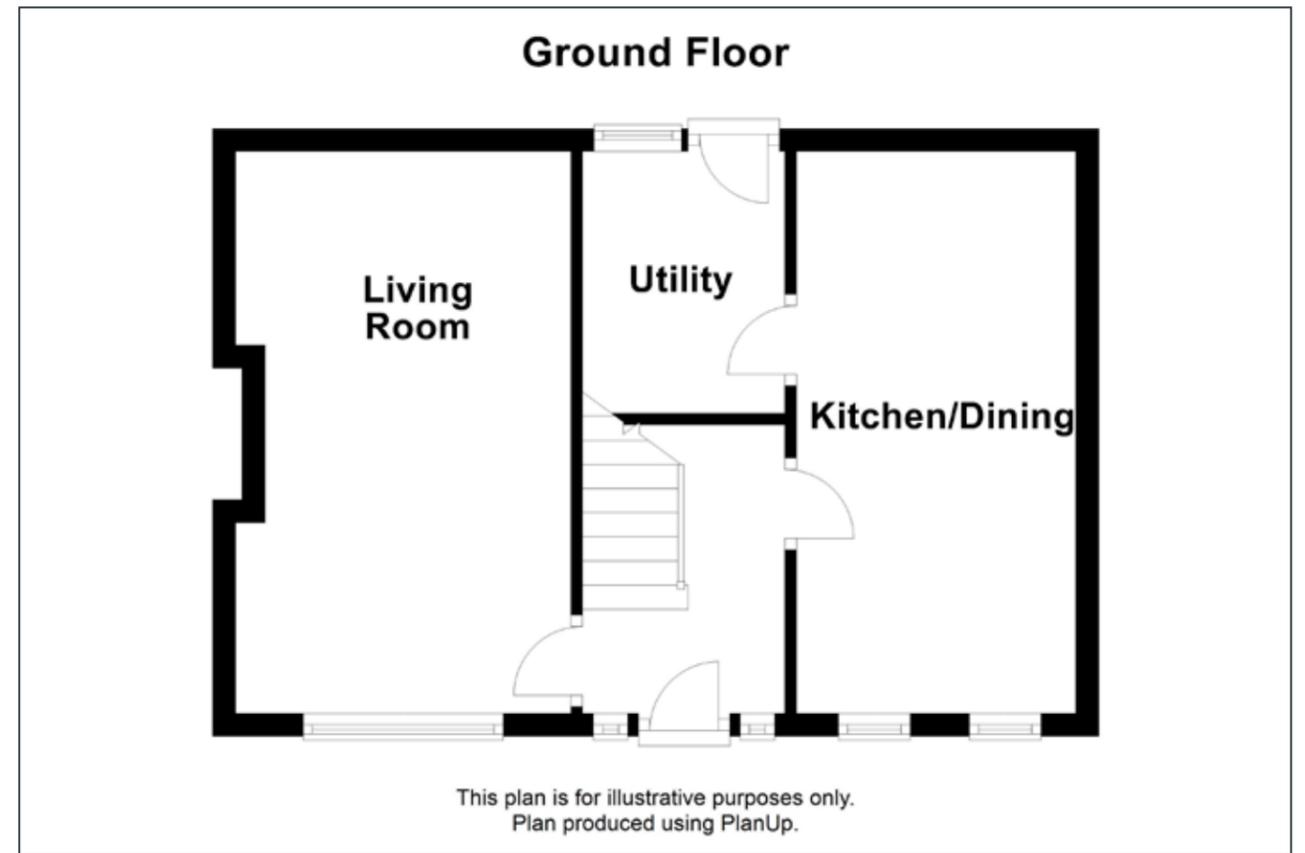


BATHROOM:
Comprising of Panelled bath with overhead shower and glass shower screen, low flush WC, pedestal wash hand basin, tiled floor.

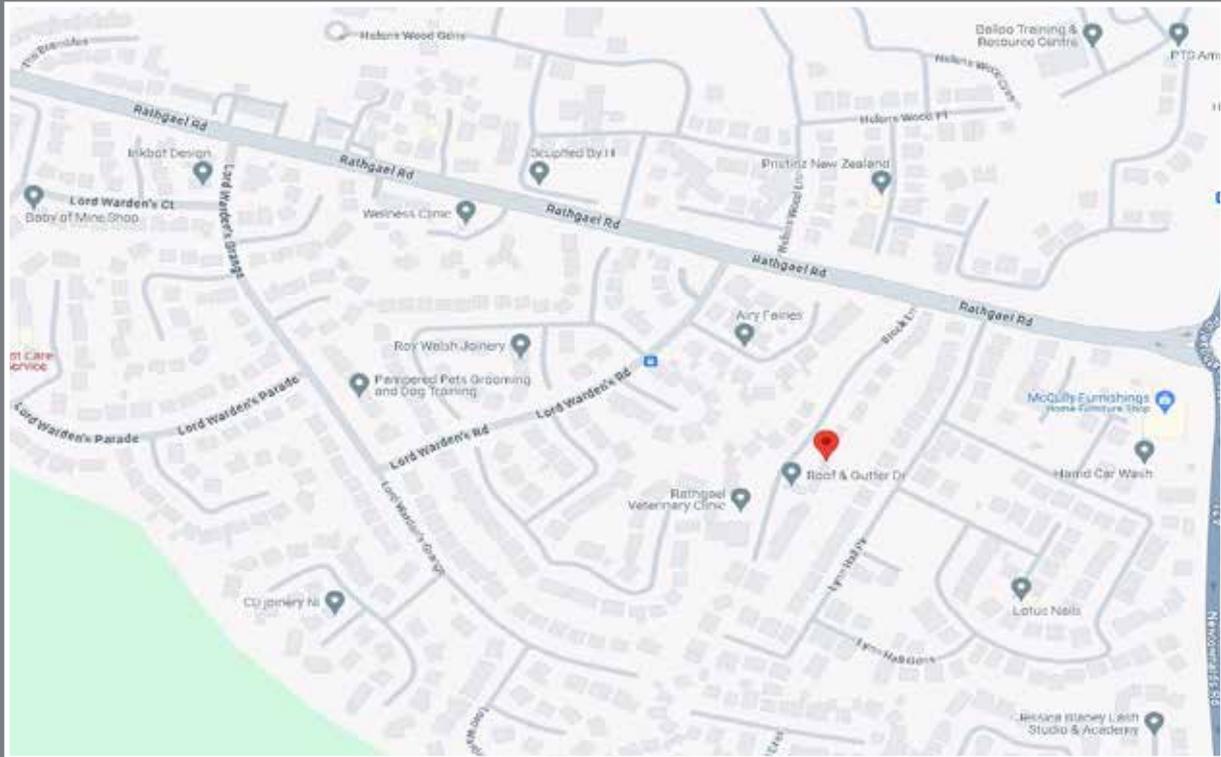
ROOFSPACE:
Partly floored.



OUTSIDE
Driveway car parking to front with lawns and shrubs. Fully enclosed garden to rear with patio and stoned area.



Location



Travelling along Rathgael Road towards Balloo Road, turn right into Brook Lane before Lynn Hall, the property is on the left hand side.

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/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9862-2990-0307-9675-7821

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