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**6 Glendale Avenue**

Bangor  
BT20 4UG

**Offers In Region Of £185,000**



## 6 GLENDALE AVENUE, BANGOR, BT20 4UG

- Detached property in a mature residential area
- Three bedrooms
- Spacious lounge open plan to dining room
- Fitted kitchen
- Modern bathroom and downstairs cloak room
- Enclosed rear garden
- Detached garage with driveway
- Convenient location close to the city centre schools and parks
- Gas fired central heating and double glazed windows
- Contact the office to arrange your viewing



### Property Description

This detached villa enjoys a mature cul de sac location within close proximity to Bangor's city centre, schools and parks. The three bedrooms are complemented by a modern bathroom and downstairs cloak room. The lounge features an open fireplace and leads to a dining area. The galley kitchen provides access to the enclosed rear garden and detached garage.

Other benefits include plenty of built-in storage, gas fired central heating, double glazed windows and driveway. This is a great opportunity for a first time buyer, young family or purchasers hoping to downsize.

Contact the office to arrange your viewing.







## Property Comprise s

### ENTRANCE HALL

Under stairs storage area; single panel radiator.

### CLOAK ROOM

White suite comprising of a dual flush WC; free-standing wash hand basin; extractor fan.

### LOUNGE 20' 5" x 10' 5" (6.22m x 3.18m)

Two double panel radiators.

### DINING ROOM 9' 6" x 8' 5" (2.9m x 2.57m)

Double panel radiator.

### KITCHEN 13' 6" max x 7' 8" (4.11m x 2.34m)

Excellent range of high and low level units with drawers and complementary work surfaces; four ring ceramic electric hob and electric under oven; recess for fridge freezer; double panel radiator; access to rear garden.







### FIRST FLOOR LANDING

Access to roof space; built-in storage cupboard.

### BEDROOM 1 12' 7" x 10' 2" (3.84m x 3.1m)

Built-in wardrobe; double panel radiator.

### BEDROOM 2 13' 4" x 8' 6" (4.06m x 2.59m)

Built-in wardrobe; single panel radiator.

### BEDROOM 3 10' 4" x 7' 10" (3.15m x 2.39m)

Single panel radiator.



### BATHROOM

White suite comprising panelled bath with telephone hand shower over; dual flush WC; pedestal wash hand basin; built-in cupboard with gas boiler; heated towel rail; fully tiled walls.

### OUTSIDE

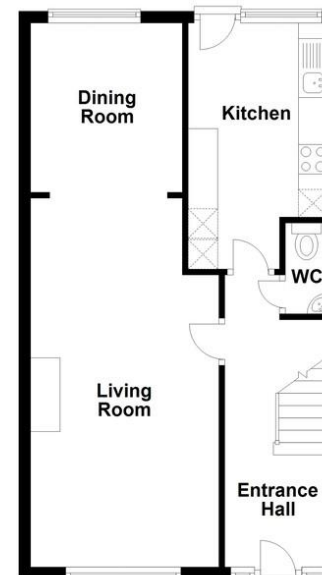
Enclosed rear garden laid in lawn; paved patio area; access to driveway and front garden.

### DETACHED GARAGE 19' 2" x 9' 4" (5.84m x 2.84m)

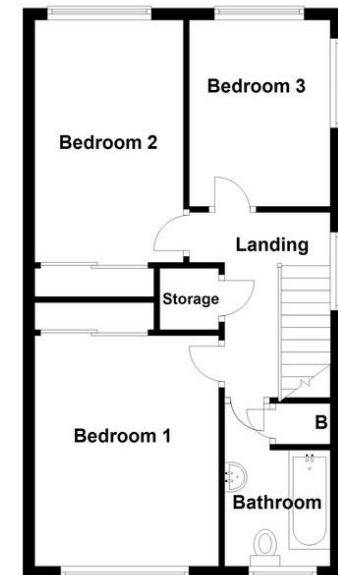
Plumbed for washing machine; light and power; roller shutter door.

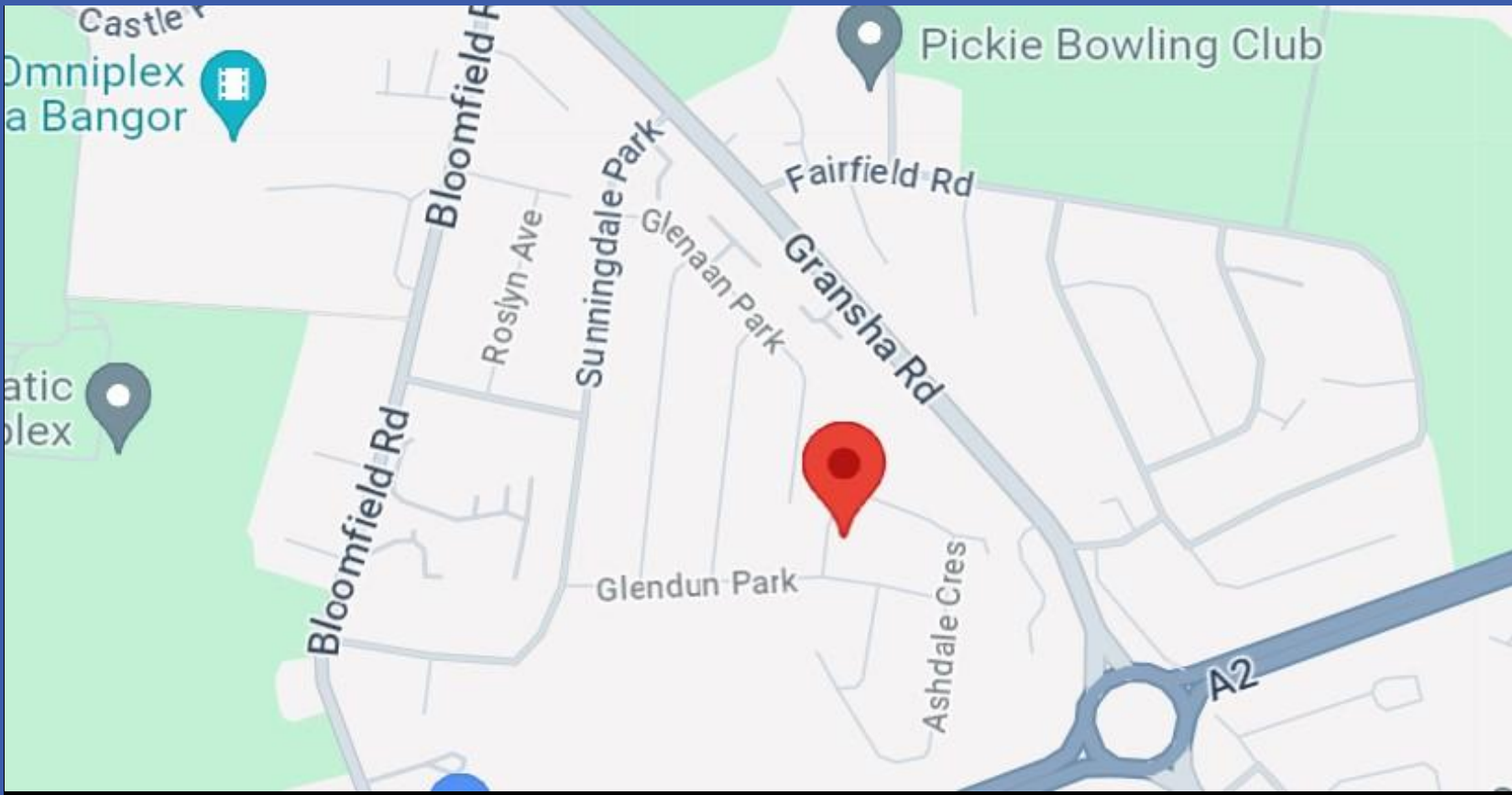


Ground Floor



First Floor





Directions:

Please see Map above.

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



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