

109F CLANDEBOYE ROAD, BANGOR BT20 3JW



OFFERS AROUND £92,500

We are delighted to offer to the market this well presented and deceptively spacious mid terrace villa, situated in a convenient location only a short distance from Bangor Town Centre. the property offers three good sized first floor bedrooms all with wood laminate flooring, a spacious lounge with open fire and a large open plan kitchen dining room with range of fitted cupboards and built-in oven and hob. The home further provides a useful lean-to store and utility area off the kitchen, three piece white shower room suite, oil fired central heating system and double glazing. Outside there are low maintenance gardens to the front and rear with paved patio and area in stones. Available with no onward chain, this makes for an ideal investment property or for first time buyers alike and internal viewing is highly recommended.



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RICS



109F CLANDEBOYE ROAD, BANGOR BT20 3JW

- Well Presented Mid Terrace Villa In Popular & Convenient Location
- Three Well Proportioned Bedrooms And Spacious Lounge With Open Fire
- Modern Fitted Kitchen Dining Room With Range Of Cupboards & Built-In Oven And Hob
- Three Piece White Shower Room / Double Glazing / Oil Heating System
- Low Maintenance Enclosed Gardens To Front & Rear With Paving And Stones
- Ideal First Time Buyer Or For Buy-To-Let Purposes Alike
- Short Distance From Bangor Town Centre And Local Amenities

ENTRANCE HALL

uPVC double glazed entrance door, wood laminate flooring, single panelled radiator.

LOUNGE

14' 11" x 12' 5" (4.54m x 3.79m)

Overall. Wood laminate flooring, single panelled radiator, fireplace with wooden surround and tiled hearth.



KITCHEN OPEN PLAN TO DINING

AREA 14' 9" x 10' 0" (4.49m x 3.06m)

Range of modern fitted high and low level cupboards, roll edged worktops, stainless steel sink unit with drainer and mixer taps, built-in oven and hob, stainless steel extractor hood, wood laminate flooring, tiled splashback, Hot Press off, under stairs storage cupboard.

LEAN-TO STORE & UTILITY

15' 7" x 6' 7" (4.74m x 2.00m)

Plumbed for washing machine, door to rear garden.



FIRST FLOOR LANDING

Roofspace access.

BEDROOM (1)

14' 12" x 9' 2" (4.57m x 2.80m)

Single panelled radiator, wood laminate flooring.



BEDROOM (2)

10' 1" x 9' 2" (3.07m x 2.79m)

Single panelled radiator, wood laminate flooring.



BEDROOM (3)

6' 11" x 6' 5" (2.12m x 1.96m)

Single panelled radiator, wood laminate flooring, built-in robe.

SHOWER ROOM

Shower enclosure with Redring electric shower unit, low flush WC, pedestal wash hand basin, tiled walls and flooring, single panelled radiator, tongue and groove panelled ceiling.



OUTSIDE

To front - enclosed with front gate, few shrubs, garden in stones.

To rear - sunny aspect garden with good sized paved patio, boiler house with oil boiler unit, PVC oil tank.



RATES

Capital Value Rating Assessment: £85,000

GROUND RENT

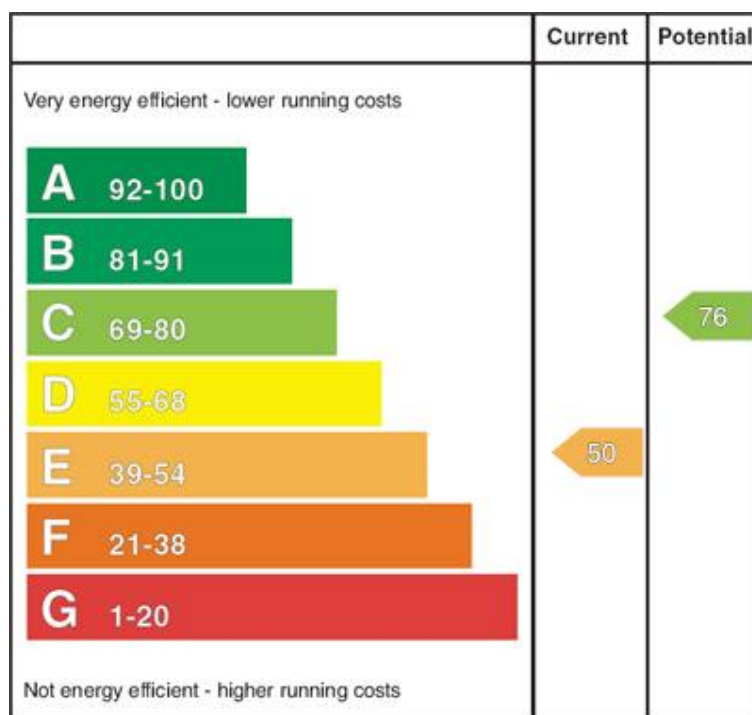
To be advised

VIEWING

By appointment through agent

DIRECTIONS

Travelling out of Bangor along Abbey Street, veer left on to the Newtownards Road. Immediately take the next right in to Church Street and continue along on to the Clandeboye Road. No.109d is situated along on the left.



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