

# RODGERS & BROWNE



3 Balmoral Dale, Balloo Road,  
Bangor BT19 7XJ

*offers around £190,000*

**SALE AGREED**



### *The Agent's Perspective...*

"Located in a quiet cul de sac in this popular and convenient area of Bangor, this attractive semi detached home has real 'move in' appeal.

Beautifully decorated, presented and maintained this home has three bedrooms all with built-in wardrobes, two reception rooms with oak flooring, an attractive pale grey kitchen, contemporary fully tiled bathroom with bath and shower. There is also a large garage.

Set off by neat easily managed gardens which are enclosed to the rear this beautiful home must be seen to be fully appreciated.

Don't miss this one!"



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

## The facts you need to know...

Three bedrooms all with built-in wardrobes

Two reception rooms with oak flooring

Neat easily managed gardens - enclosed to rear

Large, attached garage

Oil fired central heating and uPVC double glazing

Beautifully decorated and carefully maintained

Excellent kitchen with extensive range of pale grey cupboards

Large contemporary bathroom with white suite, bath and separate shower cubicle

Real 'ready to move in' appeal

Convenient location between Bangor and Newtownards

**Location:** Turn into Willowbrook Park off Balloo Road and go to far end which becomes Balmoral Road. Go to end, turn right then second left.



Dining room with patio doors to deck and garden



Living room with bay window and oak flooring



Excellent kitchen with great range of cupboards and small breakfast bar



## The property comprises...

### GROUND FLOOR

Open covered porch. uPVC tongue and groove finish to overhang. Composite multi locking front door with double glazed side panels.

**ENTRANCE HALL:** Grey 'bleached oak' laminate flooring.

**LIVING ROOM: 17' 0" x 11' 9"** (into bay window) (5.18m x 3.58m) Fireplace with tiled inset and hearth, carved timber surround, oak flooring, double doors with opaque glass to:

**DINING ROOM: 10' 9" x 10' 0"** (3.28m x 3.05m) Oak flooring, sliding aluminium double glazed door to timber deck and rear garden.

**ATTRACTIVE FITTED KITCHEN 20' 0" x 10' 0"** (maximum) (6.1m x 3.05m) Extensive range of pale grey high and low level cupboards, laminate worktops, one and a half tub single drainer stainless steel sink unit with mixer tap, wine rack, ceramic tiled floor, tiled walls, double oven, four ring ceramic hob, cooker canopy/extractor, plumbed for washing machine, breakfast bar, slimline dishwasher, painted tongue and groove panelled ceiling, recessed lighting, space for 'American' fridge freezer, uPVC double glazed door to garden. Storage under stairs.

### FIRST FLOOR

**BEDROOM (1): 16' 6" x 9' 9"** (5.03m x 2.97m) Plus extensive range of built-in wardrobes with sliding doors, recessed lighting Access to eaves storage.

**BEDROOM (2): 10' 10" x 8' 6"** (3.3m x 2.59m) Including large built-in wardrobes with sliding doors, recessed lighting, laminate flooring.

**BEDROOM (3): 8' 6" x 8' 3"** (2.59m x 2.51m) Plus large built-in wardrobe with sliding mirror doors, recessed lighting, laminate flooring. Separate hotpress with copper cylinder Willis water heater.

**CONTEMPORARY BATHROOM 11' 0" x 5' 9"** (3.35m x 1.75m) White suite comprising panelled bath with mixer tap, telephone hand shower, low flush wc, pedestal wash hand basin, fully tiled corner shower cubicle, Triton instant heat shower, tiled floor, uPVC tongue and groove ceiling, recessed lighting, chrome towel radiator and underfloor heating.

**ROOFSpace:** Storage, ladder, light, part floored.

### OUTSIDE

**LARGE ATTACHED GARAGE 25' 6" x 9' 6"** (7.77m x 2.9m) Roller door. Light and power. Oil fired central heating boiler. uPVC oil tank. Tarmac driveway/parking space with brick edging detail. Square paved patio to front. Neat, easily maintained lawns to front. Low maintenance garden to rear in paved patios and flowerbeds, timber deck. Enclosed and sunny aspect.

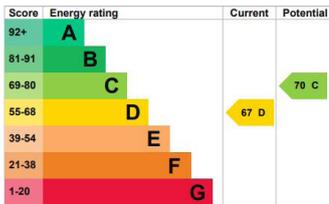
## Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)



### FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

### TENURE

TBC

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023 /2024 is c. £ 1000

### VIEWING

By appointment with **RODGERS & BROWNE**.



Sales  
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Property Management

EXPERIENCE | EXPERTISE | RESULTS

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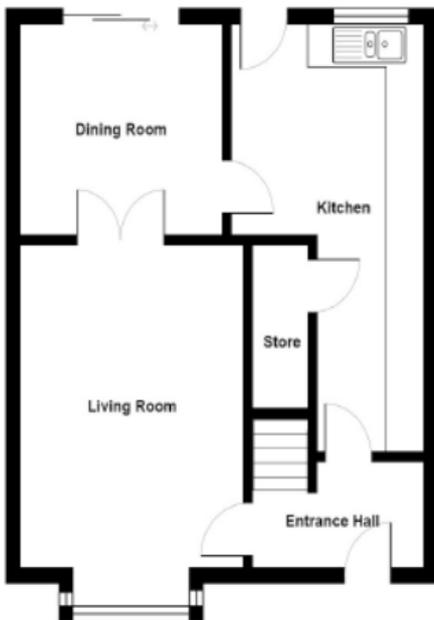
The Property  
Ombudsman



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#### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.



All measurements are approximate and for display purposes only