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**7 Cedar Grove**

Bangor  
BT20 3EA

**Offers In Region Of £299,950**



## 7 CEDAR GROVE, BANGOR, BT20 3EA

- Detached family home in a desirable location
- Within walking distance to schools, train station and coastal path
- Four double bedrooms
- Formal lounge with wood burning stove
- Family room
- Kitchen / dining area overlooking garden
- Family bathroom, en suite shower room and downstairs cloak room
- Enclosed mature garden, brick paviour driveway and integral garage
- Cul de sac location
- Contact the office to arrange your viewing

### Property Description

This attractive detached home provides spacious well-proportioned accommodation. Located just off Bryansburn Road, potential buyers will appreciate its close proximity to the town centre, schools, the train station and the coastal path. The four double bedrooms are complemented by an en suite shower room and wardrobe, family bathroom and downstairs cloakroom. The formal lounge features a wood burning stove, there's a separate family room and kitchen / dining area providing access to the rear garden. The property features an enclosed private rear garden and a brick paviour driveway leading to an integral garage. The cul de sac location will also add to the appeal of this fantastic family home. Contact the office to arrange your viewing.









## Property Comprises

### ENTRANCE PORCH

Solid wood floor; access to integral garage; double panel radiator.

### ENTRANCE HALL

Under stairs storage; access to integral garage; double panel radiator.

### LOUNGE 14' 4" x 11' 11" (4.37m x 3.63m)

Wood burning stove and raised hearth; solid wood floor; double panel radiator.

### KITCHEN / DINING AREA 20' 3" x 9' 1" ext to 11' 8" (6.17m x 2.77m ext to 3.56m)

Excellent range of high and low level units with drawers and complementary work surfaces and matching side board; five ring stainless steel gas hob and eye level electric double oven; extractor hood; one and a half bowl stainless steel sink unit and side drainer; integrated dishwasher; integrated fridge / freezer; eleven recessed spotlights; ceramic tile floor; single panel radiator; sliding door to rear garden.









### **FAMILY ROOM 11' 8" x 10' 5" (3.56m x 3.18m)**

Solid wood floor; double panel radiator.

### **DOWNSTAIRS CLOAKROOM**

Suite comprising low flush WC; pedestal wash hand basin; solid wood floor.

### **FIRST FLOOR LANDING**

Built-in hot press; access to roof space. .



**MASTER BEDROOM** 18' 4" x 9' 8" (5.59m x 2.95m)  
Double panel radiator.

#### **EN SUITE SHOWER ROOM**

White suite comprising corner shower cubicle with electric shower; dual flush WC; vanity sink unit; integrated wardrobe and shelving; fully tiled walls; ceramic tile floor; four recessed spotlights; extractor fan.

**BEDROOM 2** 14' 4" x 11' 11" (4.37m x 3.63m)  
Double panel radiator.

**BEDROOM 3** 11' 8" x 10' 5" (3.56m x 3.18m)  
Single panel radiator.

**BEDROOM 4** 11' 8" x 10' 2" (3.56m x 3.1m)  
Single panel radiator.

#### **FAMILY BATHROOM**

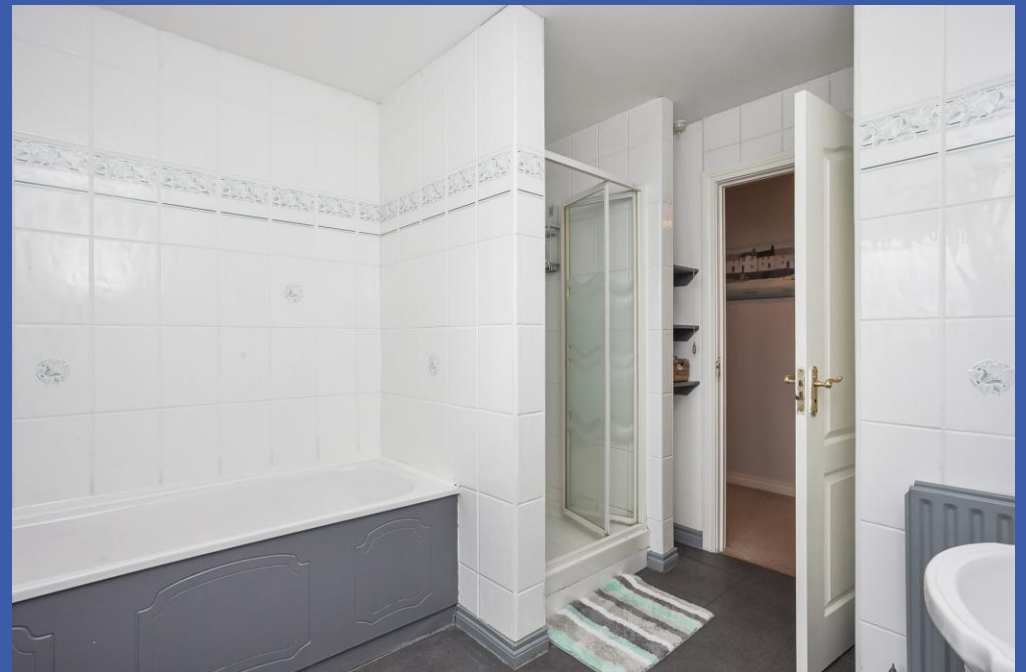
White suite comprising panelled bath; shower cubicle with thermostatic shower; low flush WC; pedestal wash hand basin; ceramic tile floor; fully tiled walls; double panel radiator; extractor fan.





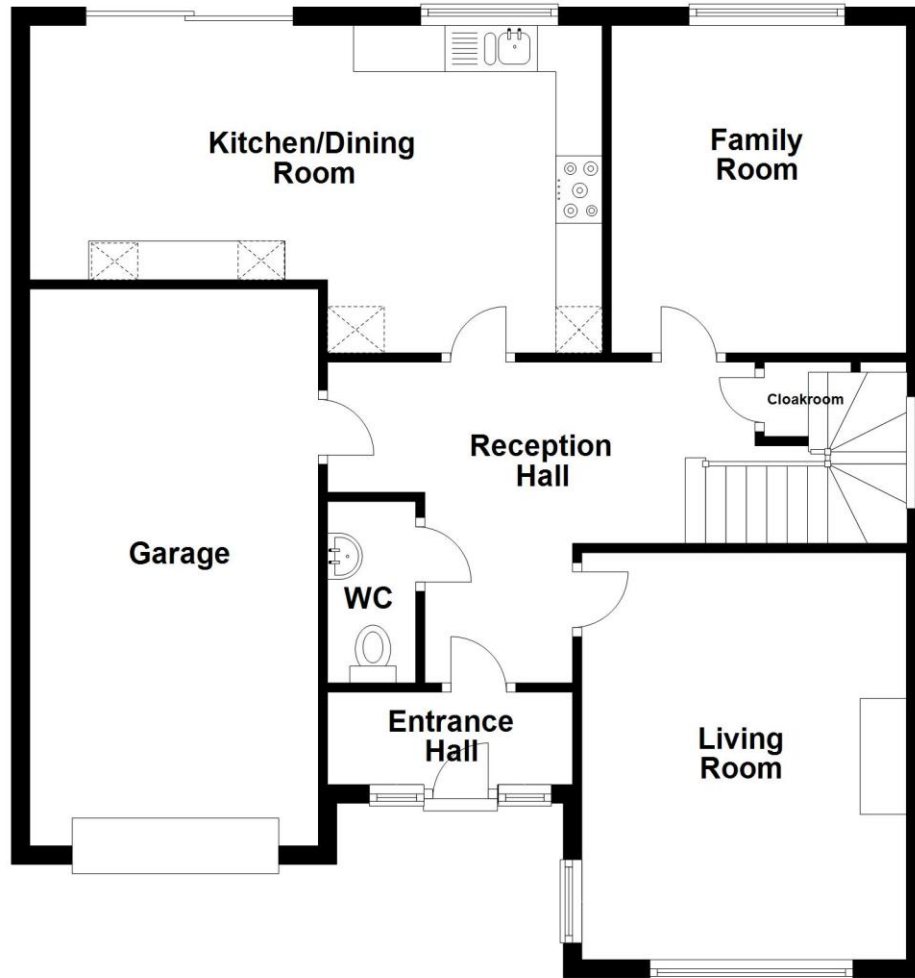




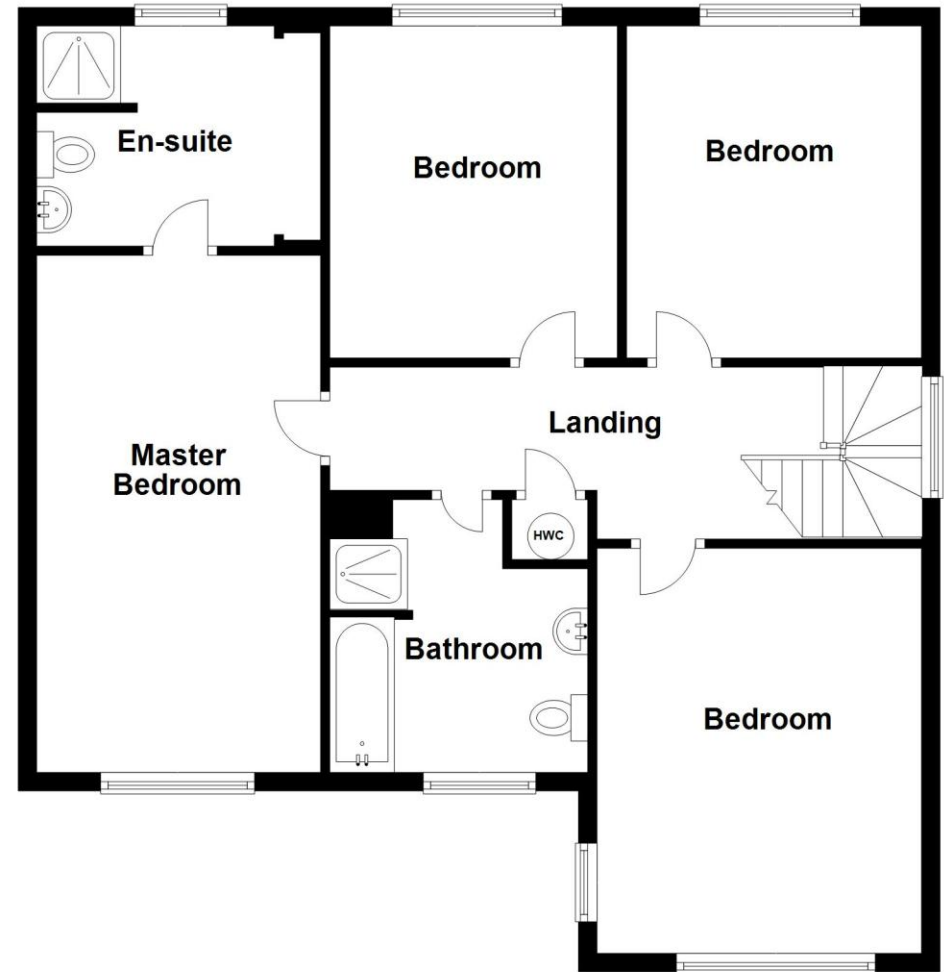




**Ground Floor**



**First Floor**



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**7 Cedar Grove, Bangor**



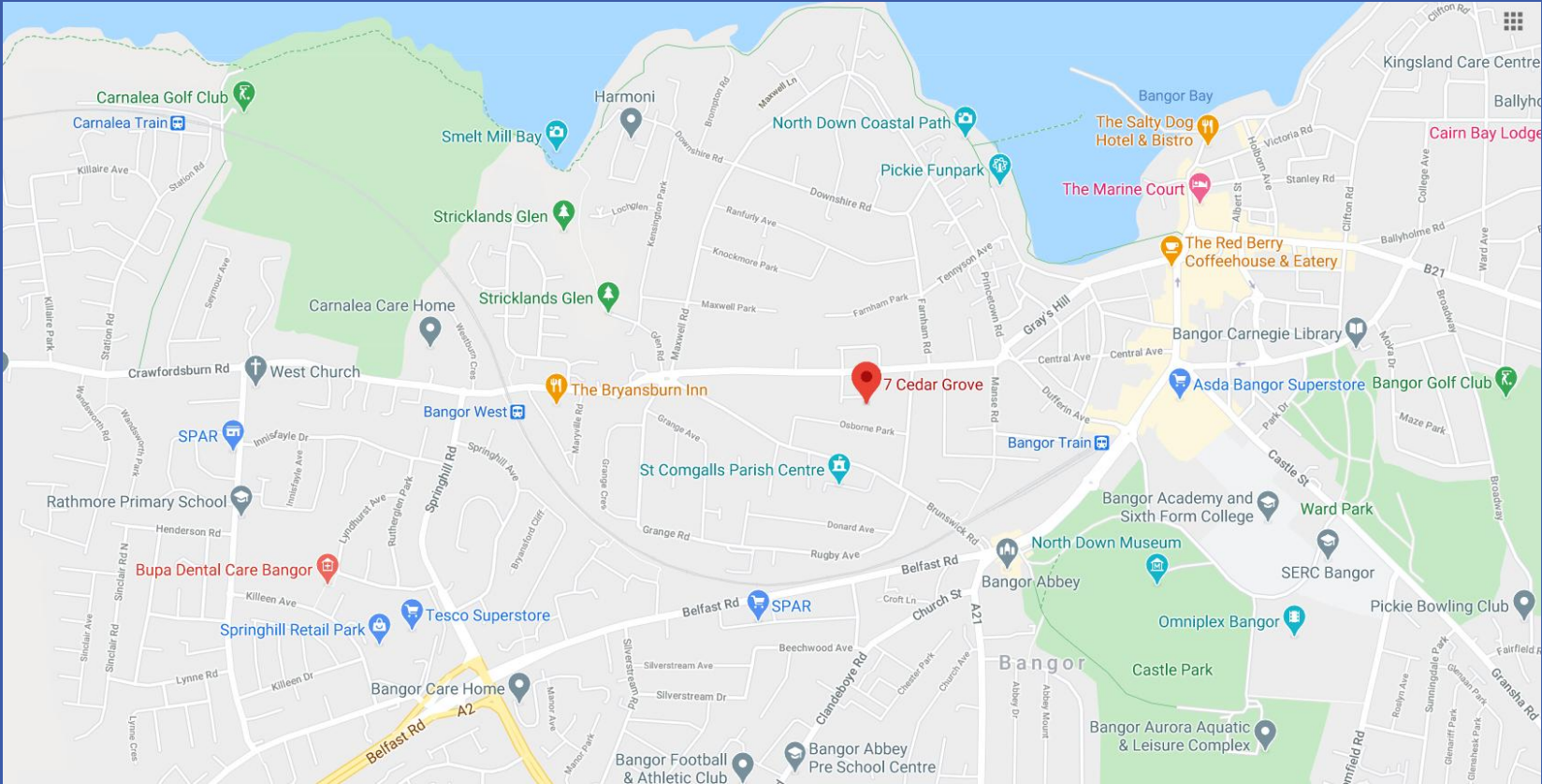


**INTEGRAL GARAGE 19' 6" x 9' 9" (5.94m x 2.97m)**

Up and over door; oil fired boiler; plumbed for washing machine; electric meter cupboard.







**Directions:**

Please see map above.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	58	69
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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