



OFFERS AROUND

£169,950

7 Rostrevor Drive
Bangor
BT19 1AG



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PINKERTONS

Sales, Lettings and Property Management

Welcome to this inviting three bedroom chalet bungalow, where comfort meets style in every corner.

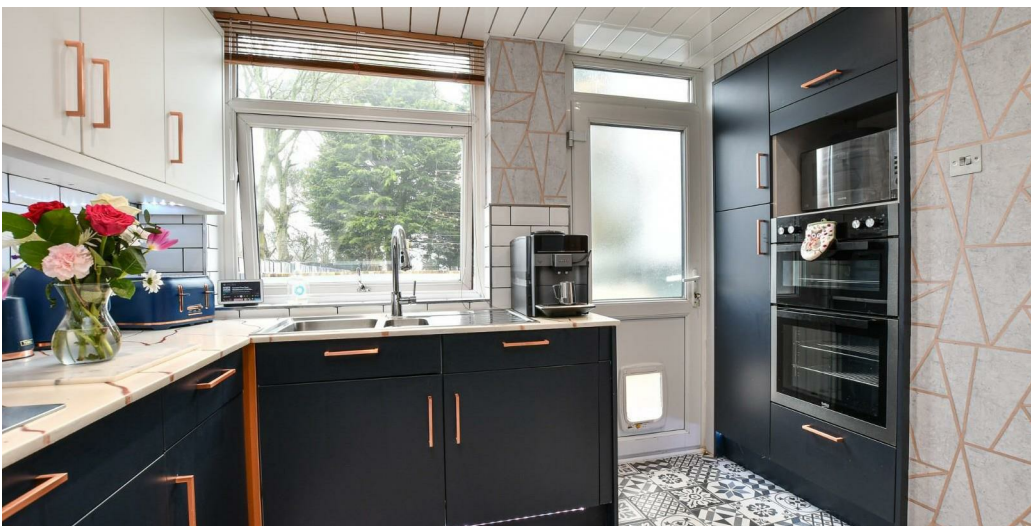
Nestled within a large garden, the delightful decked area, complete with built-in seating and a bar, creates the perfect setting for entertaining guests or simply enjoying outdoor relaxation.

With the third bedroom conveniently located on the first floor, this home offers versatility and space for growing families. The integral garage, coupled with a separate utility area, adds practicality to daily living.

Featuring gas heating and tasteful decorations by the current owners, there's nothing left to do but move in and start creating cherished memories. Ideal for young couples and those embarking on family life, this property promises a lifestyle of ease and enjoyment. Ready to discover your dream home?



PROPERTY FEATURES

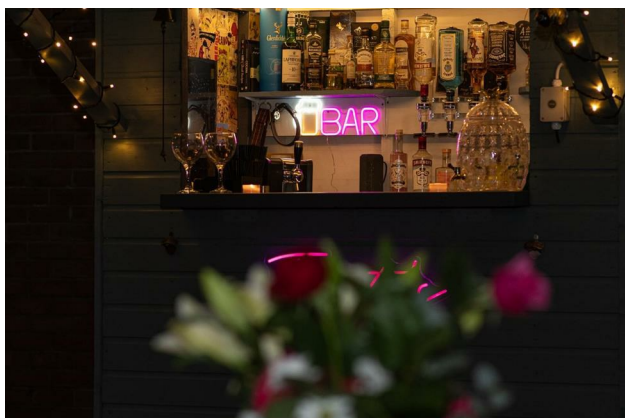


- Impressive Family Home Over Three Floors
- Third Bedroom On The Ground Floor
- Contemporary Fitted Kitchen
- Spacious Living Room With Dining Area
- Modern Family Bathroom
- Gas Fired Heating
- Separate Utility Area
- Impressive Garden Ideal For Entertaining. Patio Area With Firepit
- Integral Garage
- "Ready To Move Into" Tastefully Decorated Throughout









THIS PROPERTY COMPRISES

Entrance Hallway

13'0" x 5'9" x 12'8" x 2'8"
uPVC front door, ceramic tiled floor.

Living/Dining Room

22'0" x 10'11"
Wood laminate floor, front view aspect.

Kitchen

10'10" x 11'0"
Contemporary kitchen with excellent range of high and low level units with copper handle accents, marble effect work surfaces, stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, gas hob, glass splashback, integrated extractor hood, integrated double oven, integrated dishwasher, partly tiled walls, tiled floor, recessed spotlights, uPVC door to rear garden.

Bedroom 2

12'9" x 8'8"
Rear view aspect.

Bedroom 3

10'9" x 11'1"
Front view aspect.

Bathroom

6'4 x 6'10"
Modern white suite comprising of bath with mixer tap, shower above with glass screen, vanity unit with mixer tap, low flush

WC, heated towel radiator, storage cupboard, fully tiled walls and floor, extractor fan, recessed spotlights.

Storage Cupboard

1'11" x 2'0"

First Floor

Bedroom 1

12'0" x 9'5"
Front view aspect.

Attic

21'0" x 9'6" & 22'8 x 12'0"
Floored, light and power.

Basement

Utility Room

5'8" x 12'9"
Low level units with stainless steel sink unit, drainer and mixer tap, plumbed for washing machine, space for tumble dryer, Worcester boiler.

Garage

Up and over door, power and light.

Storage

16'2" x 6'0"
Power and light.

Outside Front

Tarmac drive for ample parking, lawn area, outside light, access gate to rear, water and power to side of property.

Outside Rear

Fully enclosed rear garden laid in lawn with mature trees and raised border planting, patio area with firepit, bench seating and outside bar, outside light, water and power.

Directions

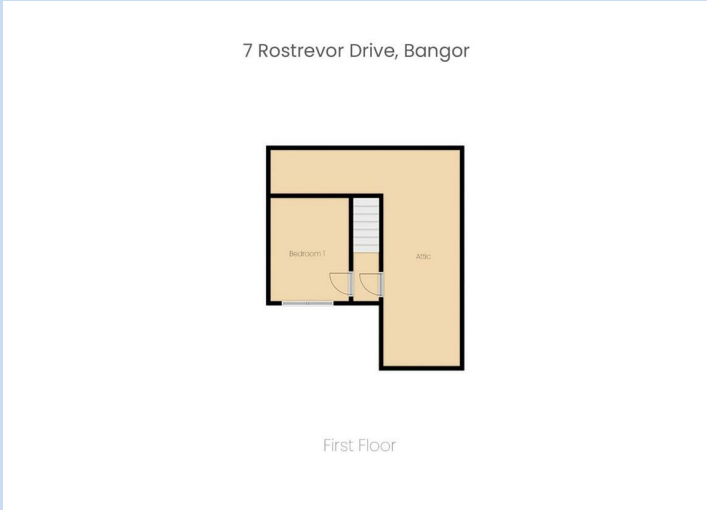
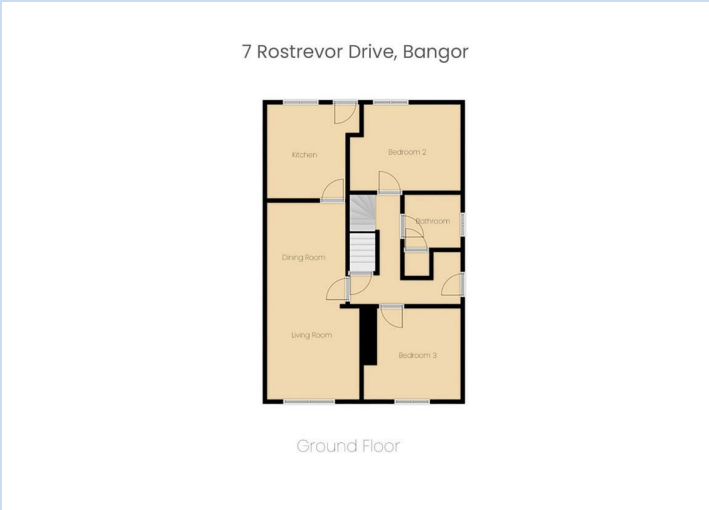
From Newtownards Road roundabout take the turn off for West Circular Road. Take the turn off on the left for Clandeboye Road and then take the first right onto Clandeboye Way. Take the first right onto Rostrevor Way, then second right onto Rostrevor Drive.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to leasehold at approximately £25 per year

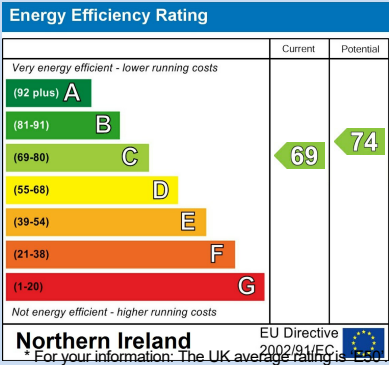
Current Rates - Understood to be approximately £784.08

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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