



OFFERS AROUND

£250,000

28 Riverside Road
Bangor
BT20 4SA



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PINKERTONS

Sales, Lettings and Property Management

Introducing a delightful bungalow, offering modern comforts and a serene rear garden, situated in a sought-after area near Ballyholme Village.

This charming detached bungalow will appeal to a wide range of purchasers. Boasting three bedrooms, gas heating, and a garage, as well as a modern kitchen and bathroom, this home ensures convenience without compromise. The open-plan lounge

and dining area exude a cosy ambiance, while the fantastic rear garden offers a peaceful retreat for relaxation.

Located in a sought-after area within the catchment of Ballyholme Primary School,

this well-presented property caters not only to downsizers but also to families aiming to secure a place at the esteemed school.

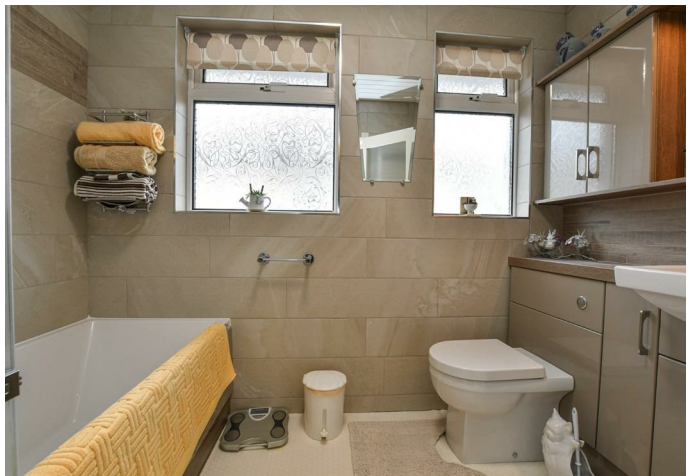
Take the next step and enquire now to discover more about this inviting bungalow and envision the ease and comfort it offers in this tranquil abode.



PROPERTY FEATURES



- Delightful Detached Bungalow In Prime Cul-De-Sac Location
- Modern Fitted Kitchen With Range Of Integrated Appliances
- L Shaped Open Plan Living Dining Area
- Three Well Proportioned Bedrooms
- Recently Installed Bathroom Suite
- Beautiful Mature Gardens With Patio Area And Summerhouse
- Gas Fired Central Heating
- uPVC Double Glazed Windows, Guttering And Soffits
- Detached Garage
- Walking Distance To Ballyholme Village and Bangor City Centre









THIS PROPERTY COMPRISES

Entrance Porch

4'8" x 3'2"

Recently fitted composite front door.

Entrance Hall

21'11" x 3'4"

Glass door with hardwood frame, wood laminate floor.

L Shape Living Room Open Plan To Dining

19'5" x 16'4"

Wood laminate floor, dual aspect windows of front and rear gardens.

Kitchen

10'11" x 10'5"

Modern cream kitchen with range of high and low level units, granite effect work surfaces, 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, electric hob, stainless steel extractor fan, double oven and grill, space for fridge freezer, space for washing machine, breakfast bar, partly tiled walls, uPVC door to rear garden.

Bedroom 1

11'3" x 11'1"

Built in robes, front view aspect.

Bedroom 2

11'1" x 10'11"

Front view aspect.

Bedroom 3

9'2" x 7'10"

Rear view aspect.

Bathroom

5'5" x 8'7"

Recently installed suite comprising of panelled bath with shower above, vanity unit with excellent storage and mixer tap, low flush WC, heated towel radiator, fully tiled walls, vinyl floor.

Garage

19'9" x 9'

Recently installed up and over door, light and power (recently rewired).

Outside Front

Tarmac driveway and forecourt with ample parking for several cars. Access to the garage at the rear of the drive.

Outside Rear

Mature landscaped gardens with an array of flower beds, trees and shrubbery. Recently paved patio areas. Access to the garage via side door. Recently added shed and summerhouse with light and power. CCTV.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be

freehold

Rates - Understood to be approximately £1350 per annum

Directions

From Bangor, traveling up the Donaghadee Road, turn right onto Riverside Road, continue along Riverside Road, the property is on your right.

FLOOR PLAN

28 Riverside Road, Bangor



Bungalow



Energy Efficiency Rating

The rating for this property is:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 73 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

* For your information: The UK average rating is 'E50'.



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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