

10 Balmoral Court , Bangor, BT19 7XQ

Located in a quiet cul de sac with pleasant countryside views, and yet convenient to Bloomfields Shopping Centre and the wide range of other amenities within Bangor city and the surrounding area, this well presented, detached home benefits from a rear extension adding a useful sun room to the original specification.

Internally the ground floor comprises a lounge, with feature fireplace and bay window, a dining room, a well equipped kitchen, a sun room and a very practical WC. The first floor offers 3 well proportioned bedrooms plus a family bathroom, with both bath & separate shower. It further benefits from uPVC double glazing & fascia and oil fired central heating. The property enjoys a pleasant corner site with gardens to front, side & rear and a detached garage with ample brick paved parking for several cars.

The front and side gardens are in lawn with mature shrubs whilst the rear garden is fully paved and south west facing.

Internal viewing is recommended.

Offers Over £239,950

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, Bangor, BT19 7XQ



- Extended detached home
- Dining room
- Bathroom with bath & separate shower - Ground floor WC
- uPVC double glazing & fascia - Oil fired central heating
- 3 bedrooms
- Sun room to rear
- Detached garage
- Lounge with feature fireplace
- Modern fitted kitchen
- Gardens to front, side & rear

Entrance

Entrance hall

Lounge

14'11x11'8 (4.55mx3.56m)

Dining room

10'10x9'11 (3.30mx3.02m)

Sun room

10'7x10 (3.23mx3.05m)

Kitchen

19'11x10'2 (6.07mx3.10m)

WC

6'3x2'11 (1.91mx0.89m)

Landing

Bathroom

11x5'10 (3.35mx1.78m)

Bedroom 1

16'5x11'9 (5.00mx3.58m)

Bedroom 2

10'9x8'7 (3.28mx2.62m)

Bedroom 3

10'2x8'7 (3.10mx2.62m)

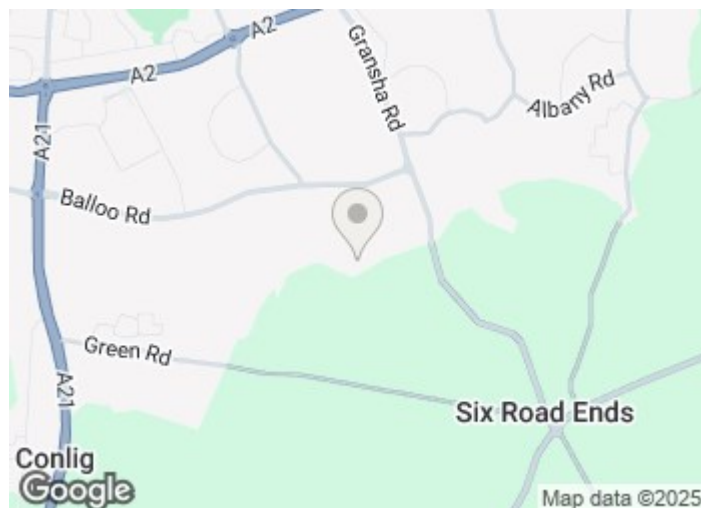
Detached garage

17'4x9'5 (5.28mx2.87m)

Outside

Tenure

Property misdescriptions



Directions

Travelling along Balloo Road turn onto Willowbrook Park and follow the road around to the left to where it becomes Balmoral Road. At the end turn right and Balmoral Court is on the left.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
Northern Ireland		EU Directive 2002/91/EC	