

## 32 Balmoral Square , Bangor, BT19 7XL

Located conveniently to Bloomfields shopping centre, Bangor city centre and commuter routes to Belfast and beyond, this semi detached home has benefited from extensive modernisation and redecoration in recent times creating a home that is "walk-in ready" and an enviable purchase.

The property benefits from 3 bedrooms, including a master suite with walk through dressing room/wardrobe & luxury ensuite shower room, plus a family bathroom. The ground floor boasts a generous lounge, with patio doors to the rear garden, and a luxury modern kitchen/diner with separate utility and cloakrooms. For first time buyers in particular, the kitchen is well equipped with a range of integrated appliances so everything you'll need is already in place.

Whilst decor is obviously subject to personal taste it is hard to fault the presentation of this home. Buyers will appreciate the Phoenix gas central heating and uPVC double glazing and, for those who have bought into the EV lifestyle, an external vehicle charging point is a real bonus.

To the rear is an enclosed garden, in lawn with timber decking, whilst to the front is a tarmac parking area that will accommodate at least two vehicles.

Internal viewing is highly recommended and is strictly by prior appointment via the agent.

**Offers Over £179,950**

# 32 Balmoral Square

, Bangor, BT19 7XL



- Modern semi detached home - Beautifully presented throughout
- Modern kitchen/diner with utility room
- Garden to rear in lawn with timber decking
- Convenient to all of Bangor City's many amenities
- 3 bedrooms - master with en-suite & dressing room
- Family bathroom + ground floor WC
- Tarmac parking area to front
- Generous lounge with patio doors to rear garden
- uPVC double glazing - Phoenix gas central heating
- Electric vehicle charging point - Alarm system.

## Entrance

## Entrance hall

## Kitchen/diner

13'3x11'6 (4.04mx3.51m)

## Utility Room

4'11x4'6 (1.50mx1.37m)

## Lounge

16'7x15'9 (5.05mx4.80m)

## WC

9'2x8'1 (2.79mx2.46m)

## Landing

## Bathroom

9'3x6 (2.82mx1.83m)

## Bedroom 1

11'7x10'2 (3.53mx3.10m)

## Dressing room

8'4x4'6 (2.54mx1.37m)

## En-suite shower

8'4x4'10 (2.54mx1.47m)

## Bedroom 2

12'5x8'1 (3.78mx2.46m)

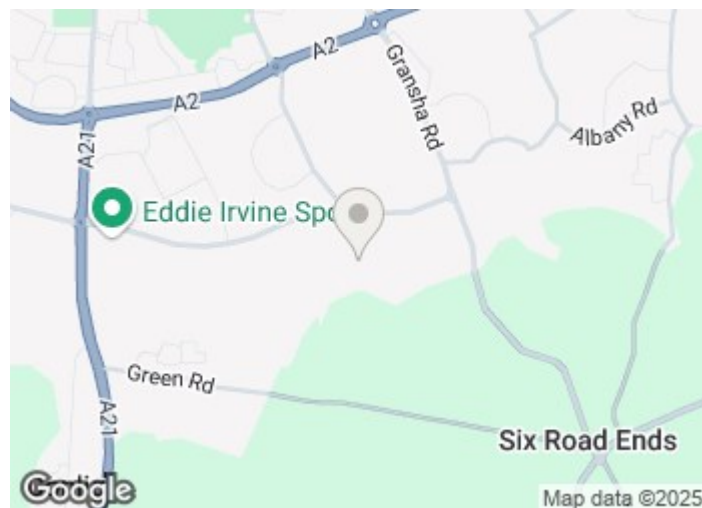
## Bedroom 3

12'5x8'2 (3.78mx2.49m)

## Outside

## Tenure

## Property misdescriptions



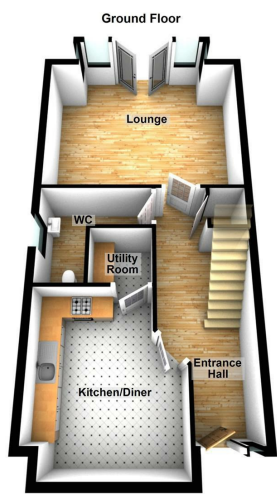
## Directions

Travelling along Balloo Road turn onto Willowbrook Park then take the second right into Balmoral Square and number 32 is almost straight ahead.





Floor Plan



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