COLIN GRAHAM RESIDENTIAL

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31 Viceroy's Wood, Bangor, BT19 1WF

- Well Presented End Town House
- Lounge With Gas Fire
- Bathroom; White Suite
- Generous Sized Private Driveway
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Ideal First / Second Time Buy

Offers Over £159,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Panelled front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 15'9" x 12'4" (wps)

Gas fire in granite fireplace with matching timber surround. Access to under stairs store. Wood laminate floor covering. Glass panelled French doors leading to:



KITCHEN THROUGH DINING ROOM 15'8" x 12'8"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for automatic washing machine. Gas fired central heating boiler housed within matching unit. Splash back tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to dining area. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Positive air ventilation system.

BEDROOM 1 15'8" x 9'1"



BEDROOM 2 12'9" x 7'10"

Wood laminate floor covering. Access to roof space.

BEDROOM 3 8'2" x 7'6"

Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls. Access to shelved store.

EXTERNAL

Front and side garden finished in lawn.
Generous sized private driveway finished in decorative stone.
External lighting.
Fully enclosed rear garden finished in lawn and paved patio area.
Outside tap.



IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







Well presented, three bedroom, end town house property, occupying a generous sized corner site, situated within a select development, off Belfast Road, Bangor.

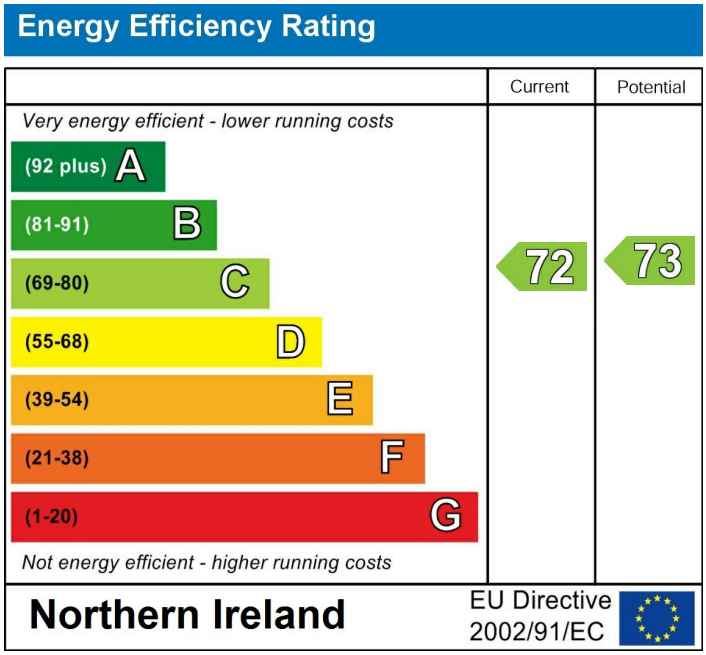
The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys generous sized private driveway area, finished in decorative stone, and gardens front and rear, finished in lawn and paved patio area.

Other attributes include gas heating, PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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