COLIN GRAHAM RESIDENTIAL

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13 Ballyree Drive, Bangor, BT19 7HN

- Refurbished End Terrace Property
- Lounge
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Private Driveway
- Three Bedroom
- Kitchen Through Dining Room
- Bathroom; White Suite
- Low Maintenance Gardens
- Convenient Location

Offers Over £134,950

EPC Rating E

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 16'4" x 11'5" (wps)

Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 19'4" x 9'2" plus recess

Modern fitted white high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine worktop., Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge. Plumbed and space for dishwasher. Splashback tiling to walls. Access to under stairs storage area. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 13'1" x 10'6" (wps)

Built in double wardrobe. Wood laminate floor covering.

BEDROOM 2 13'1" x 8'6" (wps)

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 9'4" x 7'4" (wps)

Built in wardrobe/store. Wood laminate floor covering.

BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Towel radiator. Tile effect panelling to walls. Tile effect floor covering.

EXTERNAL

Front garden finished mainly in lawn.
Entrance canopy.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in decorative stone and timber decking.
Double gates leading to private driveway area finished in concrete.
PVC oil storage tank.
Oil fired central heating boiler.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

Recently refurbished, three bedroom, end terrace property, conveniently positioned off Bloomfield Road South, Bangor.

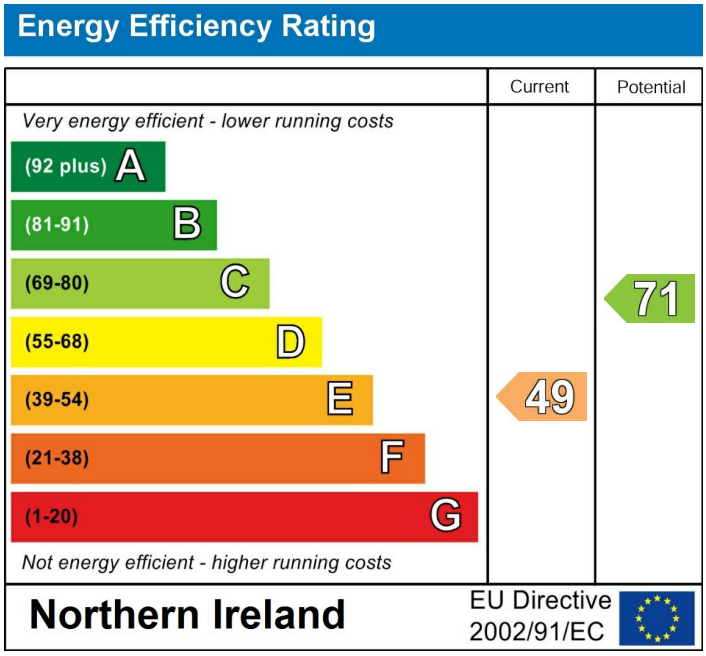
The property comprises entrance hall, lounge, kitchen through dining room, modern fitted kitchen, three bedrooms, and bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys low maintenance gardens and private driveway to rear.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let alike.

Early interest recommended.



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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