

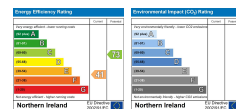


2 Bryansburn Gardens

Bangor, BT20 3SF

Offers in the region of

£270,000



2 Bryansburn Gardens

, Bangor, BT20 3SF

Offers in the region of £270,000



This detached house offers a wonderful opportunity for those seeking a home in a highly desirable area of Bangor West. The property is conveniently located near picturesque coastal walks and Bangor City Centre.

The property comprises of an entrance hall that leads through to the kitchen complete with a range-style stove. On the ground floor there are three reception rooms one of which could be used as a bedroom, and a family bathroom.

Upstairs, you will find three bedrooms, two of which benefit from en-suite facilities.

Externally there is an enclosed private front garden with mature plants and shrubs and a driveway leading to an integral garage.

This home is equipped with oil-fired heating and double glazing. It is priced to allow for refurbishment, presenting a fantastic opportunity for buyers to personalise the space to their taste. With no onward chain, this property is ready for you to make it your own. Contact our Bangor branch to arrange your viewing.

Entrance Porch

Pvc double glazed front door, tiled floor, door to garage, glazed door to.....

Entrance Hall

Tiled floor, open through to

Kitchen 10'3" x 20'11" awp (3.13 x 6.38 awp)

High and low level units, one and half bowl single drainer stainless steel sink unit with mixer tap, space for fridge freezer, integrated dish washer, four ring hob and electric under oven, range style stove, tiled floor, part tiled walls, pvc door to rear of property.

Reception one 14'1" x 17'3" awp (4.30 x 5.27 awp)

Laminate wooden floor

Reception two 12'3" x 7'3" (3.75 x 2.23)

Laminate wooden flooring.

Internal Hall

Stairs leading to first floor.

Reception Three / Bedroom 12'5" x 8'9" (3.79 x 2.69)

Patio doors to rear of property, laminate wooden flooring

Bathroom 10'2" x 6'9" (3.12 x 2.08)

Paneled bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin, shower cubicle with electric shower, tiled floor, splash back tiling.

Bedroom One 9'10" x 9'6" (3.00 x 2.91)

En suite

shower cubicle with electric shower unit, low flush WC, pedestal wash hand basin, tiled floor, hot press with copper cylinder tank.

Bedroom Two 14'5" x 8'5" (4.40 x 2.57)

Access to eaves

Bedroom Three 9'8" x 16'4" (2.97 x 4.99)

Walk in wardrobe.

En suite

Paneled bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin with mixer tap, fully tiled walls, tiled floor.

Garage 17'8" x 11'4" (5.39 x 3.46)

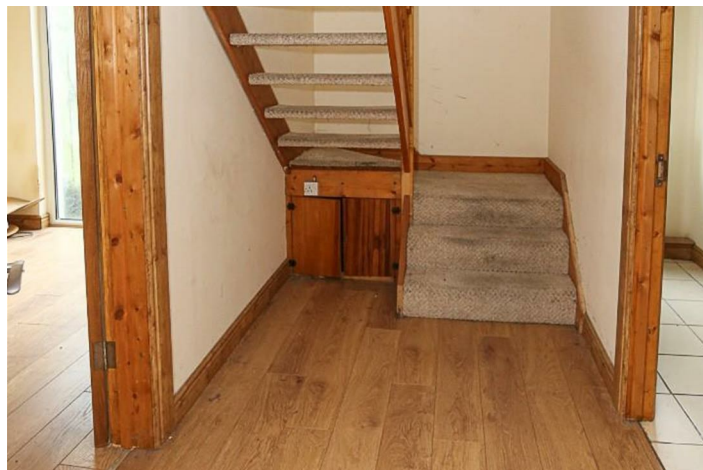
Plumbed for washing machine, oil fired boiler, light and power, roller door.

External

Enclosed garden to front with mature plants and shrubs, driveway, paved area to the rear of the property.

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

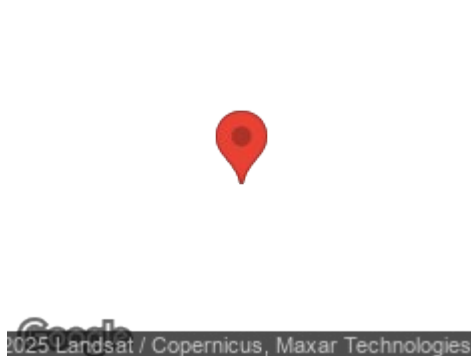
their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.