

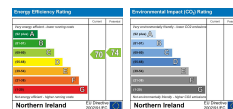


10 Upritchard Gardens

Bangor, BT19 7AU

Offers in the region of

£199,950



# 10 Upritchard Gardens

, Bangor, BT19 7AU

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This end townhouse is located in Upritchard Gardens, Bangor. just off Bloomfield Road, this property enjoys a prime location, with the Bloomfield Shopping Centre and several local schools conveniently nearby.

This well-appointed home offers excellent accommodation spread over three floors, making it ideal for families or those seeking extra space. The ground floor features an integral garage, a utility room, and a versatile reception room that can also serve as a fourth bedroom.

On the first floor, you will find a bright and spacious lounge alongside a dining kitchen equipped with quality fitted units and integrated appliances. There is also the added benefit of a WC.

The third floor has three well-proportioned bedrooms, including a master bedroom with its own ensuite bathroom for added privacy and convenience.

Additional features of townhouse include gas heating and double glazing. The enclosed garden to the rear offers a private outdoor space.

With no onward chain, this property presents a fantastic opportunity for those looking to move in without delay. Contact our Bangor branch to arrange your viewing.

## Entrance Hall

Stairs leading to .....

## First Floor

### WC

low flush WC, pedestal wash hand basin, laminate wooden floor, part tiled walls.

### Reception One 16'5" x 12'4" (5.02 x 3.76)

Laminate wooden flooring.

### Kitchen / Dining 16'4" x 8'1" (4.98 x 2.47)

High and low level units integrated dishwasher and fridge freezer, four ring gas hob, electric oven, single drainer sink unit with mixer tap, glazed display cabinet, breakfast bar.

## Ground Floor

Storage cupboard

### Reception / Bedroom 9'5" x 10'3" (2.89 x 3.13)

laminate wooden floor.

### Utility 9'6" x 5'10" (2.91 x 1.78)

Plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, gas boiler, tiled floor, Upvc door to garden.

### Garage 15'5" x 11'7" (4.70 x 3.55)

roller door, light and power.

## Second Floor

### Bedroom One 9'5" x 12'1" (2.89 x 3.70)

Laminate wooden floor.



### En Suite

Shower cubicle with rain shower, pedestal wash hand basin, low flush WC, tiled floor, part tiled walls.

### Bedroom Two 13'5" x 8'9" (4.11 x 2.69)

### Bedroom Three 13'2" x 7'3" (4.03 x 2.23)

### External

Enclosed garden to rear bounded by fencing, off street parking for one car.

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

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