



35 Ballyquinton Gardens

Bangor, BT19 1SG

Offers over

£135,000



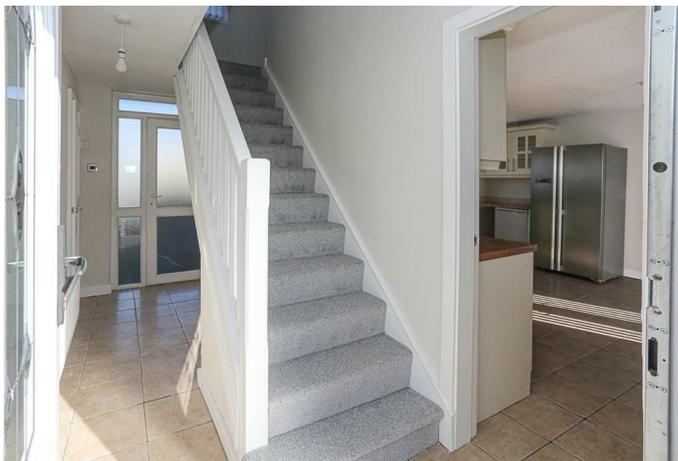
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# 35 Ballyquinton Gardens

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A well presented mid terrace property freshly decorated and ready to move in to with no onward chain. Downstairs the property boasts a spacious lounge and the generous dining kitchen is equipped with an impressive range of units and appliances, the French doors open from the kitchen to a lovely decked area, perfect for enjoying al fresco dining or simply relaxing in the garden.

The property features three well-proportioned bedrooms, two of which come with built-in storage. The family bathroom is fitted with a modern white suite.

With gas heating and double glazing throughout, this home offers comfort and efficiency. The fully enclosed gardens at both the front and rear are well maintained.

This property will suit a wide range of purchasers, whether you are a first-time buyer, a family or an investor. Contact our Bangor branch to arrange your viewing.

## Entrance hall

Upvc front door, storage cupboard, tiled floor, upvc door to garden.

## Lounge 13'9" x 11'5" (4.20 x 3.50)

Laminate wooden flooring.

## Dining Kitchen 13'8" x 13'10" (4.19 x 4.24)

High and low level units, plumbing for washing

machine, space for fridge freezer, four ring ceramic hob, electric oven, extractor hood, integrated dish washer, tiled floor, part tiled walls, glazed display cabinets, French doors opening out to decked area.

## Landing

Access to roof space, hot press.

## Bedroom One 8'4" x 14'0" (2.56 x 4.27)

## Bedroom Two 13'9" x 7'0" (4.21 x 2.15)

Built in cupboard.

## Bedroom Three 8'7" x 10'2" awp (2.64 x 3.11 awp)

Built in storage cupboard

## Bathroom 5'0" x 8'6" (1.53 x 2.60)

low flush WC, paneled bath with mixer tap and shower over, pedestal wash hand basin, heated towel rail, fully tiled walls, tiled floor.

## External

Garden to front in lawn, fully enclosed bounded by fencing, raised decked area, garden to rear fully enclosed bounded by fencing, boiler house housing gas fired boiler.

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

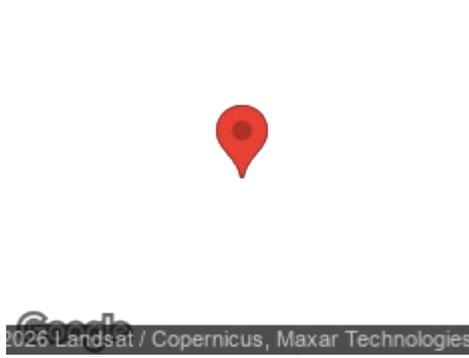
has the authority to make or give any representation or warranty in respect of the property.



## Road Map



## Hybrid Map

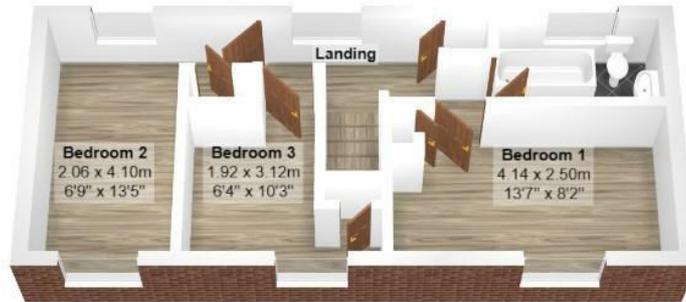


## Terrain Map



## Floor Plan

35, Ballyquinton Gardens, Bangor, BT19 1SG



First Floor



Ground Floor

Total Area: 78.2 m<sup>2</sup> ... 842 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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