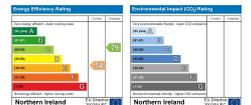




45 Clandeboye Road
 Bangor, BT20 3JQ

Offers in the region of
 £125,000



45 Clandeboye Road

, Bangor, BT20 3JQ

Offers in the region of £125,000



Located on the Clandeboye Road in Bangor, this well presented mid terrace property is perfect for first-time buyers or investors seeking a promising opportunity.

The property comprises of one reception room leading through to kitchen with range of fitted units. The property also has a utility porch and a sunroom, providing additional space.

The shower room is fitted with a white suite, and there are two well proportioned bedrooms. Outside, the enclosed rear yard not only offers a private outdoor space but also provides off-street parking.

The house benefits from oil-fired central heating system and double glazing.

Situated in an excellent location, this property is just a short distance from the city centre and conveniently close to commuter routes to Belfast, making it ideal for those who require easy access to the city.

Contact our Bangor branch without delay to arrange your viewing.

Entrance Hall

Upvc front door.

Lounge 13'5" x 10'8" (4.11 x 3.26)

Laminate wooden flooring, carved wood surround fireplace with granite inset and hearth.

Kitchen 6'2" x 14'0" (1.88 x 4.28)

High and low level units with space for fridge freezer and cooker, stainless steel extractor, tiled floor, under stairs storage.

Utility

Plumbed for washing machine

Sunroom 7'0" x 10'4" (2.15 x 3.17)

Landing

Access to roof space.

Bedroom One 9'7" x 9'10" (2.93 x 3.02)

Laminate wooden flooring, built in wardrobe.

Bedroom Two 8'10" x 7'10" (2.70 x 2.39)

Bathroom

Laminate wooden flooring, pedestal wash hand basin with mixer tap, shower cubicle with electric shower. low flush wc, fully tiled walls.

External

Enclosed rear yard offering off street parking. Oil fired boiler house and pvc oil storage tank. Enclosed garden to front.

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

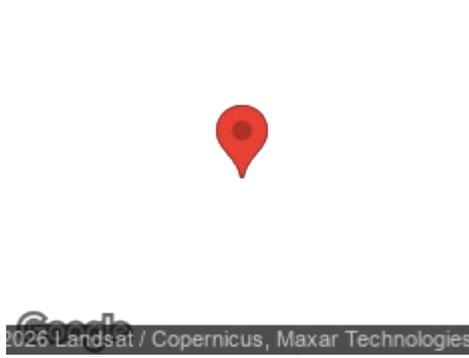
has the authority to make or give any representation or warranty in respect of the property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

45, Clondeboye Road, Bangor, BT20 3JQ



Ground Floor



First Floor

Total Area: 55.0 m² ... 592 ft²

All measurements are approximate and for display purposes only



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.