

**RODGERS
&
BROWNE**

1 Glen Park, Bryansburn Road
Bangor, BT20 3GP

offers around £375,000



The Agent's Perspective...

"This is a spacious townhouse located in Bangor West which offers c.2,035 sq.ft. of accommodation with great flexibility.

It would be ideal for a professional couple, those down-sizing or working from home. It would also be ideal for those spending extended periods abroad as it is easily maintained and has great 'lock and leave' appeal.

Within easy reach of Bangor City, Marina and train station, it must be a great prospect"



76 High Street, Hollywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Entrance hall

The facts you need to know...

Modern and distinctive townhouse c.2,035 sq.ft.

Excellent, convenient location close to bus and train

Short distance to Bangor City and Marina

Interesting and flexible layout with 'work from home' options

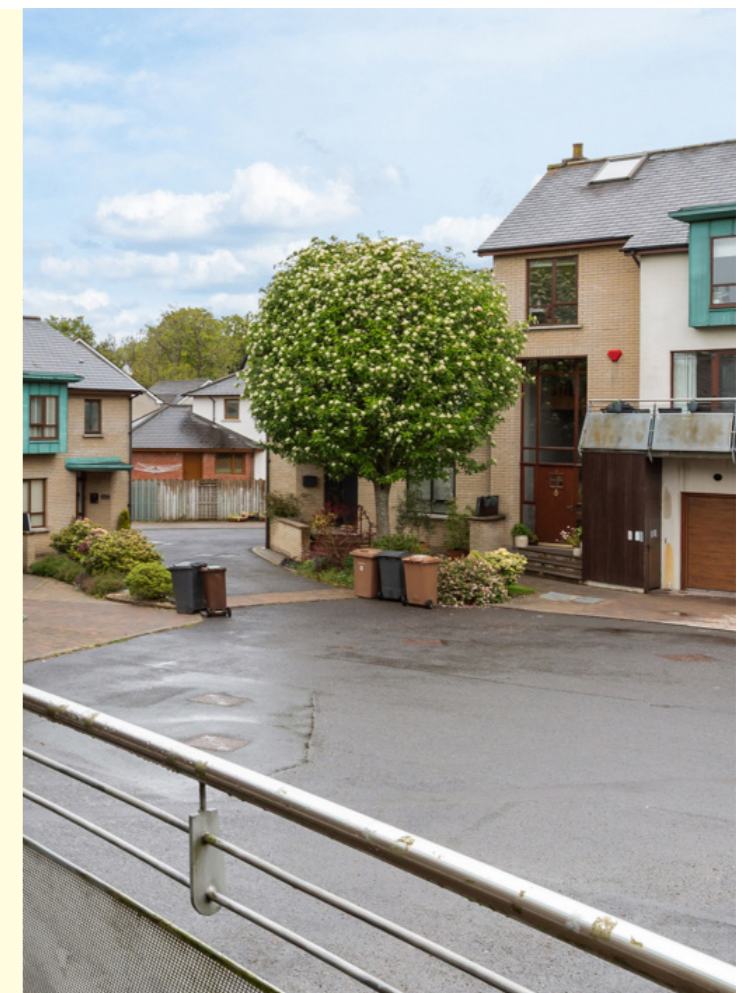
Integral garage

Cul de sac

Gas fired central heating

Double glazed

'Bangor West' address





Kitchen with casual dining area



Dining room



Staircase

The property comprises...

GROUND FLOOR

Hardwood front door, double glazed side panels and tall top panel.

ENTRANCE HALL

Vaulted ceiling. Pine ceiling to upper floor. Ceramic tiled floor. Door to integral garage.

CLOAKROOM

Low flush wc, pedestal wash hand basin, ceramic tiled floor.

BEDROOM (4)

14' 6" x 10' 6" (maximum) (4.42m x 3.2m)

SITTING OR GARDEN ROOM

13' 0" x 12' 6" (3.96m x 3.81m)

Glazed panel from entrance hall, hardwood sliding door and side panels to deck and rear garden, oak effect laminate flooring.

Staircase with pine spindles and handrail to:

First Floor

LIVING ROOM

20' 6" x 16' 3" (6.25m x 4.95m)

Fireplace, maple surround, granite hearth, gas fire, maple effect laminate flooring, recessed lighting, double French doors to balcony.

DINING ROOM

11' 9" x 10' 6" (3.58m x 3.2m)

Wood strip effect laminate flooring, sliding opaque glass room divider for privacy and flexibility.

KITCHEN

12' 6" x 11' 3" (3.81m x 3.43m)

Extensive range of maple & beech? high and low level cupboards, polished granite worktops, inset Franke half tub stainless steel sink unit with mixer tap, dishwasher, stainless steel range cooker, stainless steel splashback, stainless steel cooker hood, recessed lighting. Space for breakfast table and chairs, fridge freezer, view into rear garden.

Staircase with pine spindles and handrail to:



Bedroom one

Second Floor

BEDROOM (1)

16' 0" x 11' 9" (approximately) (4.88m x 3.58m)
Window seat, plus wardrobe recess.

ENSUITE SHOWER ROOM

6' 9" x 6' 0" (2.06m x 1.83m)
Low flush wc, vanity unit, wash hand basin, chrome towel radiator, extractor fan, tiled floor, large fully tiled shower cubicle with thermostatically controlled shower and drench shower.

BEDROOM (2)

13' 9" x 12' 9" (4.19m x 3.89m)
View into rear garden.

BEDROOM (3)

11' 6" x 8' 6" (3.51m x 2.59m)

BATHROOM

9' 6" x 9' 3" (2.9m x 2.82m)
White suite panelled bath, mixer tap, telephone hand shower, low flush wc, pedestal wash hand basin, half tiled walls, chrome towel radiator, ceramic tiled floor, fully tiled shower cubicle with telephone hand shower, extractor fan.

LANDING

Store.

Outside

INTEGRAL GARAGE

20' 9" x 12' 0" (approximately) (6.32m x 3.66m)
Electric up and over door. Gas fired boiler. Light and power.
Utility space, single drainer stainless steel sink unit, plumbed for washing machine.

Brick pavior driveway and additional parking space.

Timber deck and sitting area. Brick pavior garden. Sunny aspect.



Ensuite shower room



Bedroom two



Bathroom



Bedroom three

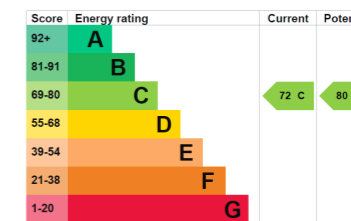
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		●	
Is there an annual service charge?		●	
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

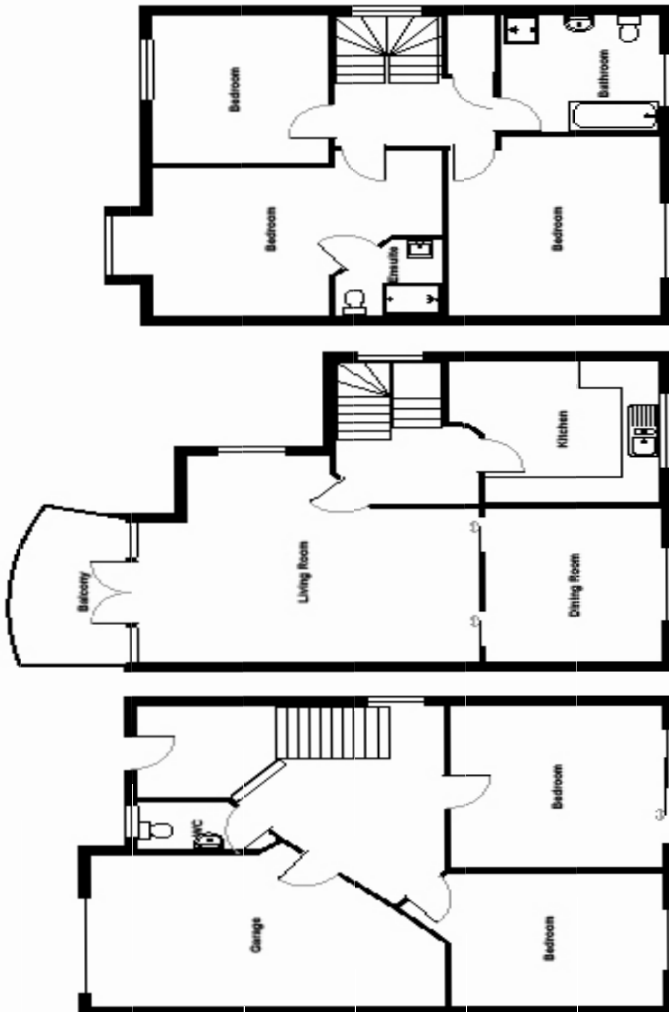
TENURE: TBC

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026/2027 c. £2,249.00

VIEWING: By appointment with **RODGERS & BROWNE**.

Location: Heading Bangor bound, Glen Park is on left hand side just before the roundabout at the junction of Bryansburn Road and Brunswick Road



Total Area: 189.1 m² - 2035 ft² (excluding balcony)
All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

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EXPERIENCE | EXPERTISE | RESULTS

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