



Ballyvarnet Lane is a modern development set just off the ever popular Clondeboye Road, conveniently located on the periphery of Bangor. Beautifully presented throughout, this semi-detached property has been finished to a high standard and is tastefully decorated lending itself to a contemporary theme. The layout comprises spacious lounge leading to an open plan kitchen – dining leading to utility. On the first floor three well-proportioned bedrooms, principal with ensuite and luxury bathroom. Externally, a tarmac driveway offers ample off street parking and leads to a low maintenance, landscaped rear garden.

Convenient to Bangor, Newtownards and to the Bangor to Belfast dual carriageway the location offers ease of access to many local amenities, including shops and schools. This home will appeal to a wide variety of purchasers but may be of particular interest to the first-time buyer, investors or young family- Early viewing is a must.

Offers Around
£215,000

16 Ballyvarnet Lane,
BANGOR,
BT19 1FF

Viewing by
appointment
through agent
028 9042 4747



- Modern development conveniently located on the periphery of Bangor
- Beautifully presented semi-detached property
- Finished to a high standard & tastefully decorated
- Hallway
- Lounge with feature wood burning stove
- Kitchen open plan to Dining
- Utility Room
- Three well-proportioned bedrooms
- Principal with bedroom
- Bathroom
- Gas fired central heating / uPVC frame double glazed
- Driveway offering ample off street parking
- Low maintenance, landscaped rear garden
- Nearby various schools, shops & recreational facilities
- Convenient to Bangor, Newtownards and the Bangor to Belfast dual carriageway for those wishing to commute

The Property Comprises:

Entrance

ENTRANCE HALL: Composite front door to...

Ground Floor

HALLWAY: Tiled floor.



LIVING ROOM: 15' 1" x 13' 1" (4.6m x 4m) English oak effect laminate wood flooring, feature wood burning stove with slate hearth.



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www.templetonrobinson.com

KITCHEN: 14' 9" x 9' 10" (4.5m x 3m) Shaker style kitchen with excellent range with range of high and low level units, Stainless steel 1.5 sink with drainer and mixer tap, laminate wooden floor, tiled splash back. Range of built in appliances to include electric oven, 4 ring ceramic hob, stainless steel extractor fan, dishwasher, fridge/freezer, ceramic tiled floor.



UTILITY ROOM: 6' 11" x 4' 3" (2.1m x 1.3m) Range of built in units, stainless steel sink with drainer and mixer tap, laminate wooden floor, plumbed for washing machine, space for dryer. Gas fired boiler, ceramic tiled floor. Upvc double glazed door to exterior.



BATHROOM: Low flush WC, wall mounted wash hand basin with mixer tap and tiled splashback, ceramic tiled floor, extractor fan.



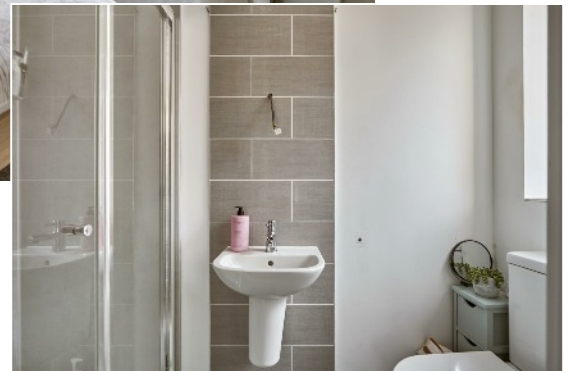
First Floor

LANDING:



BEDROOM (1): 10' 10" x 9' 10" (3.3m x 3.0000m)

ENSUITE BATHROOM: Pannelled shower cubicle with mains shower unit, wash hand basin with mixer tap and tiled splashback, low flush WC, heated towel rail, ceramic tiled floor, extractor fan.



BEDROOM (2): 14' 1" x 8' 2" (4.2900m x 2.5m)

BEDROOM (3): 9' 10" x 7' 7" (3m x 2.3m)



BATHROOM: White bathroom suite comprising panelled bath with mixer tap and mains shower unit, wall mounted wash hand basin with mixer tap and tiled splashback, low flush WC, ceramic tiled floor, extractor fan.

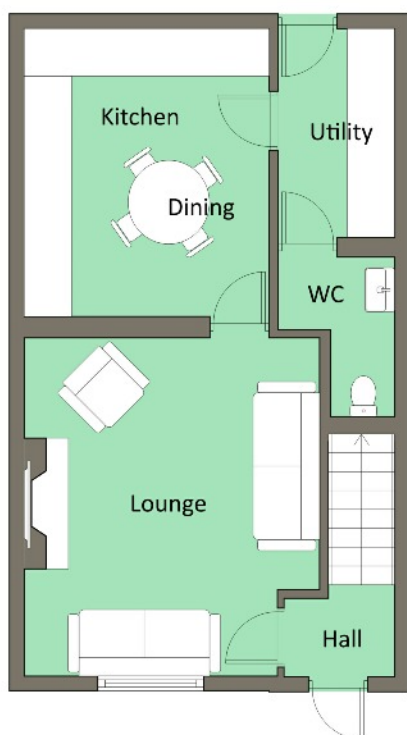


Outside

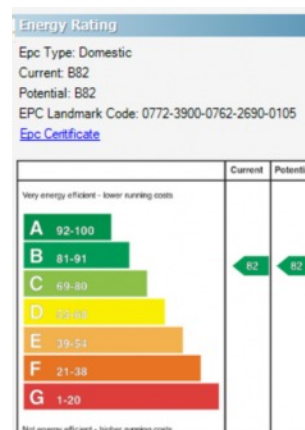
Tarmac driveway offering ample parking, pavior brick path to front door.

Enclosed, low maintenance rear garden. Paved area with timber shed. Steps to raised timber decked area with shrub border and fencing.





North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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