



Situated just off the Balloo Road, this immaculately presented, and deceptively spacious end-terrace affords a prime position at the top of the road. The layout comprises hallway, cloaks WC, living room, an open plan kitchen/dining plus bedroom 4 on the ground floor.

Upstairs there are three well-proportioned bedrooms, luxury bathroom plus various built-in storage solutions and access to a floored roof space. The property has been finished to a high standard and is tastefully decorated in neutral tones throughout. Externally, there is an enclosed landscaped rear garden with feature decked areas enjoying a pleasant outlook.

Conveniently located on the periphery of Bangor, within proximity to various local amenities including Bloomfield Shopping Centre & Retail Park plus several nurseries, primary schools and secondary schools. Also ideal for commuters, offering ease of access to Belfast, Bangor and Newtownards via arterial routes. We anticipate interest from a range of prospective purchaser – from first time buyers to young professionals to investors alike.

Offers Around
£139,950

41 Rathgill Drive,
BANGOR,
BT19 7TE

Viewing by
appointment
through agent
028 9042 4747



- Immaculately presented & deceptively spacious end-terrace property
- Hallway
- Cloaks WC
- Living Room
- Kitchen open plan to dining
- Four well proportioned bedrooms
- (Three on first floor & one on ground floor)
- Luxury bathroom with 4 piece suite
- 2 x Large storage cupboards
- Access to roofspace with light
- Gas fired central heating
- uPVC frame double glazed
- Prime position enjoying pleasant outlook
- Landscaped rear garden with various timber decked areas
- Conveniently located on the periphery of Bangor
- Offers ease of access to Belfast, Bangor & Newtownards via main routes
- Within proximity to various local amenities including Bloomfield Shopping Centre & Retail Park plus several nurseries & schools
- Will have wide appeal - from first time buyers to young professionals to investors alike

The Property Comprises:

Composite front door to...

Entrance

HALLWAY: Oak effect laminate wood flooring, part panelled walls

Ground Floor

CLOAKS/WC: Low flush wc, wall mounted wash hand basin with mixer taps, tiled splash back, part tiled walls.



LOUNGE: 13' 1" x 12' 2" (4.0m x 3.7m) Laminate wood flooring.

STUDY/BEDROOM 4 9' 2" x 7' 7" (2.8m x 2.3m) Could be utilised as dining room or sitting room.



Telephone 028 9042 4747

www.templetonrobinson.com

KITCHEN OPEN PLAN TO DINING 19' 4" x 10' 6" (5.9m x 3.2m) Shaker style kitchen with extensive range of high and low level units including matching peninsula, ceramic Belfast sink with mixer tap, laminate work top with up stand, built in 4 ring ceramic hob, stainless steel extractor fan, built in eye level oven & microwave, plumbed for washing machine, space for dryer, uPVC double glazed single door to exterior.

WALK IN PANTRY/STORE Light and power, space for fridge/freezer, additional storage area, panelled walls.



First Floor

LANDING:

BEDROOM (1): 12' 2" x 11' 10" (3.7m x 3.6m)



BEDROOM (2): 12' 6" x 10' 2" (3.8m x 3.1m) Double built in robe.



BEDROOM (3): 10' 6" x 10' 6" (3.2m x 3.2m) Built in robe with shelving.



BATHROOM: Free standing roll top bath with free standing mixer tap and telephone hand shower, wash hand basin with mixer taps and low level drawer, heated towel rail, decorative tiled floor, window, low flush wc, fully tiled built in shower cubicle with mains shower unit.

CUPBOARD 1

CUPBOARD 2 Light, access to roofspace.



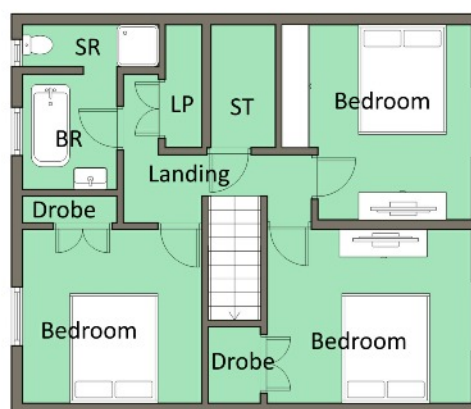
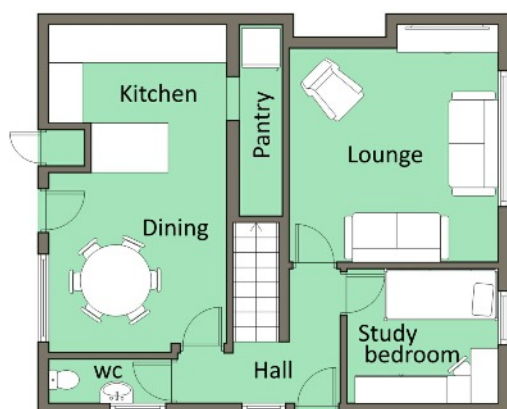
Outside

FRONT GARDEN Laid in lawns.

SIDE GARDEN Artificial lawn, bordered by fencing.

REAR GARDEN Enclosed and landscaped, tired timber decked area with pergola, benefiting from private aspect, outside tap and light.





Location:

From the Balloo Road roundabout, turn onto the Balloo Road.

Continue for approx 1km then turn right onto Rathgill Park.

Take the second left onto Rathgill Drive. No 41 is positioned at the top of the road.

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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