

simon**BRIEN**
RESIDENTIAL

1 The Pines,
Bangor, BT19 7RZ



Asking Price £259,950

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Detached Chalet Bungalow in Popular Location
- Living Room Open Plan to Dining Area
- Fully Fitted Kitchen with Belling Stove
- Family Room or Study
- Main Bathroom & Shower Room
- Four Bedrooms
- Garage & Lean To
- Driveway for Off Street Parking
- Gas Fired Central Heating
- Double Glazed Throughout
- Surrounded by Shops, Schools & Minutes from Bangor Town Centre
- Easy Access to Excellent Road Network, Newtownards, Belfast & Beyond
- Public Transport Facilities on Doorstep
- This Property Will Not Fail to Impress!



SUMMARY

Set in a quiet cul de sac just off Gransha Road this deceptive detached chalet type bungalow offers excellent family accommodation laid out over two floors and is adjacent to Bangor town and all it has to offer.

The reception hall leads through to the living room which is open plan to a dining area and has direct access to the fully fitted kitchen and the garden. A study or office is also on this level. There are four bedrooms in total, a shower room on the ground floor with two further first floor bedrooms and a separate bathroom. The property is double glazed in PVC frames and is heated via a gas fired system. To the side of the property there is a single garage and lean to.

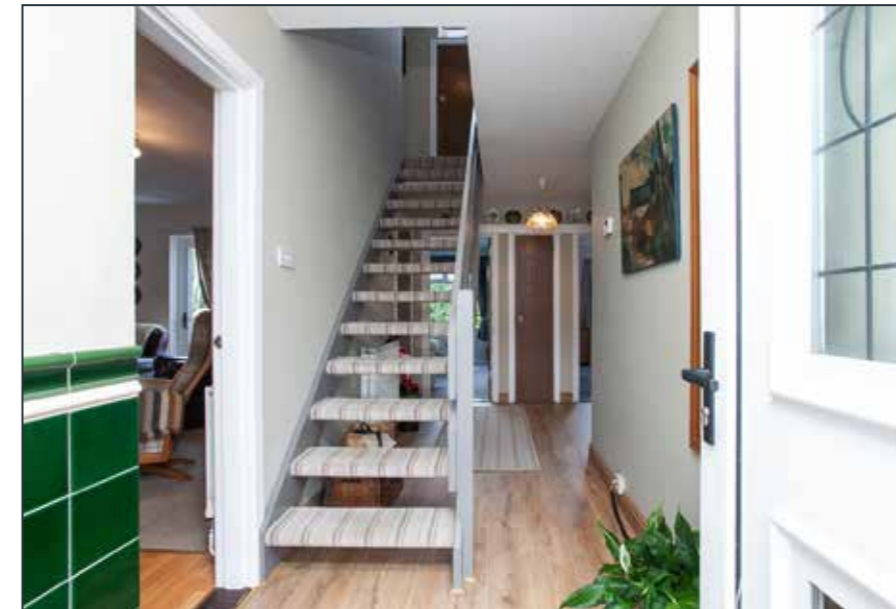
This is an extremely popular and convenient location which provides easy access to main transport routes and local schooling. We strongly advise early viewing.



THE PROPERTY COMPRISES:

GROUND FLOOR

Entrance door.



ENTRANCE HALL:

Ceramic tiled floor, wood laminate floor.



DINING ROOM:

13' 3" x 8' 7" (4.04m x 2.62m)

Wood laminate floor.



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KITCHEN:

11' 3" x 10' 5" (3.43m x 3.18m)

Full range of high and low level units, recess for cooker, stainless steel single drainer 1.5 bowl sink unit with mixer taps, partly tiled walls, ceramic tiled floor.



LIVING ROOM:

19' 7" x 12' 8" (5.97m x 3.86m)

Open fire, French door to rear.



BEDROOM (1):

12' 5" x 9' 6" (3.78m x 2.9m)

Built in robe.



BEDROOM (2):

9' 5" x 9' 5" (2.87m x 2.87m)

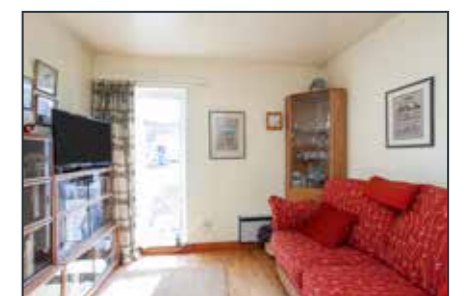
Built in robe.



BEDROOM (3):

10' 3" x 9' 4" (3.12m x 2.84m)

Wood laminate floor (currently used as a study).





SHOWER ROOM:

Fully tiled shower cubicle with thermostatic shower, vanity sink unit, fully tiled walls, ceramic tiled floor, chrome towel radiator.



BATHROOM:

White suite comprising: Panelled bath, low flush WC, vanity sink unit, PVC panelled walls.



FIRST FLOOR

BEDROOM (4):

16' 7" x 12' 7" (5.05m x 3.84m)

Wood laminate floor, built in robes.



OUTSIDE

GARDEN STORE:

16' 5" x 3' 10" (5m x 1.17m)

DETACHED GARAGE:

18' 8" x 9' 1" (5.69m x 2.77m)

Tegula paved driveway to front. Gardens to rear with mature shrubs.

RATES: £1524.60



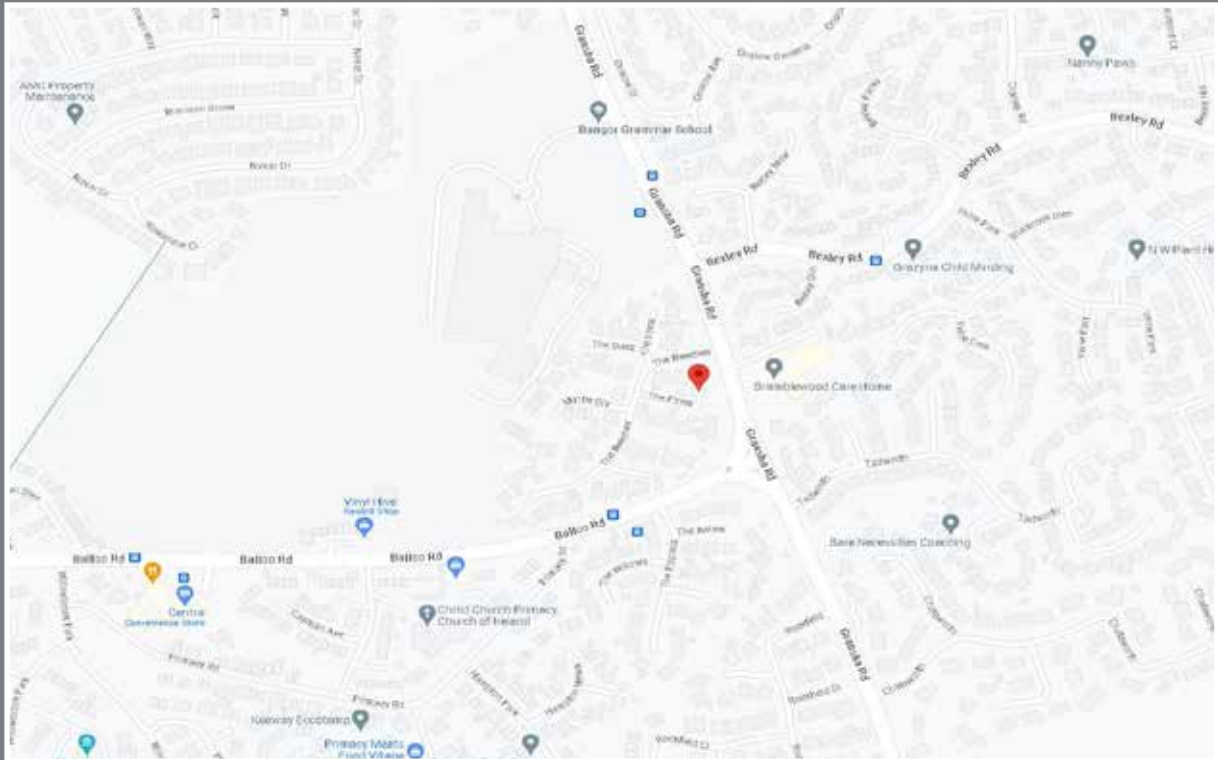
BEDROOM (5):

12' 4" x 9' 4" (3.76m x 2.84m)

Velux windows.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/H/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9507-8928-4580-1214-1206

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