

simonBRIEN
RESIDENTIAL

10 Woodgate,
Rathgael Road, Bangor, BT19 1WL



Offers Over £199,950

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- End-townhouse in a small residential development off the Rathgael Road
- Convenient location close to the A2 for commuters
- Spacious accommodation over three levels
- Built in 2012
- Living room with fire surround
- Kitchen with integrated appliances and casual dining space
- Utility area
- Downstairs WC
- Two double bedrooms on first floor
- Main bathroom on first floor
- Large principal bedroom on second floor with ensuite
- Gas central heating
- Double glazed windows
- Private off street parking to front
- Enclosed rear garden with lawns and decking
- Perfect for first time buyer or downsizer

SUMMARY

This end-townhouse is situated conveniently in a quiet residential cul-de-sac off the Rathgael Road in Bangor. Close to the a2 for commuting to Holywood and Belfast, and a range of amenities and schools.

The accommodation is laid out over three levels. On the ground floor there is a living room with fire surround, a kitchen with integrated appliances and casual dining space, utility area with access to the rear gardens and a downstairs wc. On the first floor are two double bedrooms with bathroom. The top floor is a large bedroom with en suite shower room. The heating is gas and windows are double glazed. To the front is private parking for two cars and the rear garden is laid in lawns with a raised decking area.

All in all this is a fine home and perfect for a downsizer or first time buyer.



THE PROPERTY COMPRISES:

GROUND FLOOR

Panelled hardwood entrance door to hallway.

HALLWAY:

Parquet laminate wood floor.



LIVING ROOM:

15' 3" x 13' 10" (4.65m x 4.22m)

Stone fire surround with electric fire inset, parquet laminate wood floor.

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KITCHEN/DINING:

14' 2" x 10' 2" (4.32m x 3.1m)

Excellent range of high and low level units, stainless steel single drainer sink unit with mixer taps, integrated dishwasher, 4 ring gas hob with extractor hood and under oven, integrated fridge freezer, gas boiler, dining space for 4 - 6 people, tiled floor, recessed lighting.



WC:

Low flush WC and pedestal wash hand basin, tiled floor.



UTILITY ROOM:

6' 0" x 3' 11" (1.83m x 1.19m)

Fitted units, plumbed for washing machine, recess for tumble dryer, tiled floor, PVC glazed door to rear garden.

FIRST FLOOR

LANDING:

Hotpress with shelving.

BEDROOM (2):

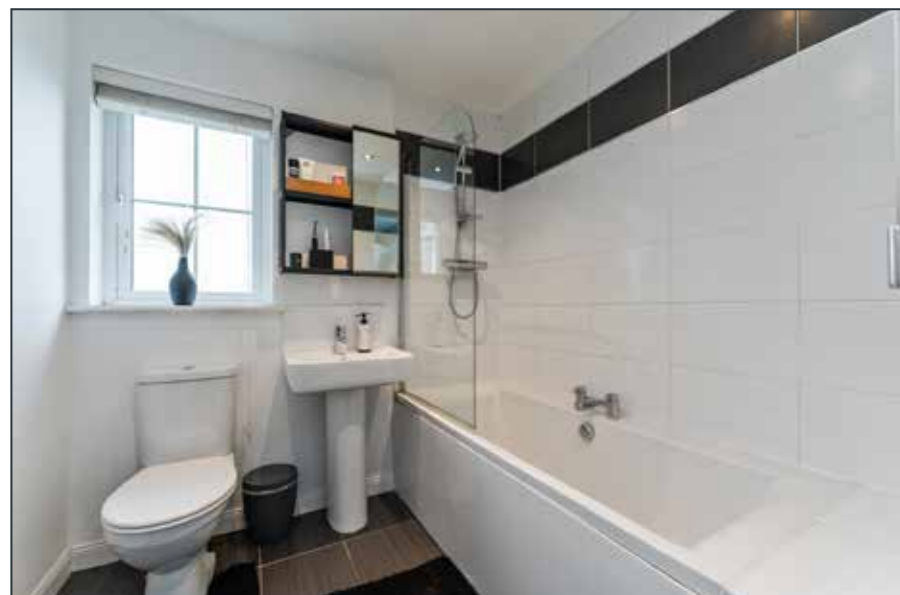
11' 11" x 11' 10" (3.63m x 3.61m)



BEDROOM (3):

11' 2" x 10' 9" (3.4m x 3.28m)





BATHROOM:

Low flush WC, pedestal wash hand basin, panelled bath with mixer taps and shower fitment, tiled floor, chrome heated towel radiator, recessed lighting.



OUTSIDE

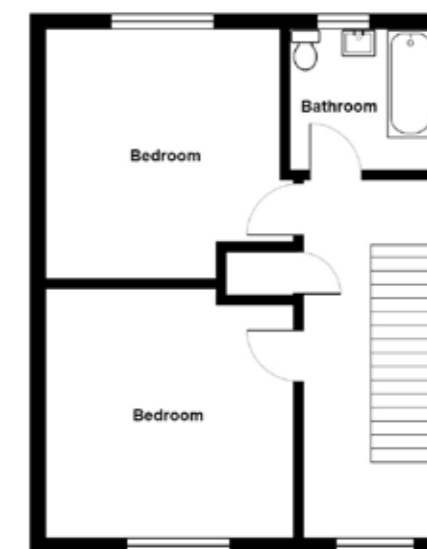
Private off street parking for two cars to front. Pebbled area to rear and garden laid in lawns and decking area. Outside water supply, access to front from side.



SECOND FLOOR

BEDROOM (1):
18' 0" x 14' 11" (5.49m x 4.55m)

Velux window with built in blind.

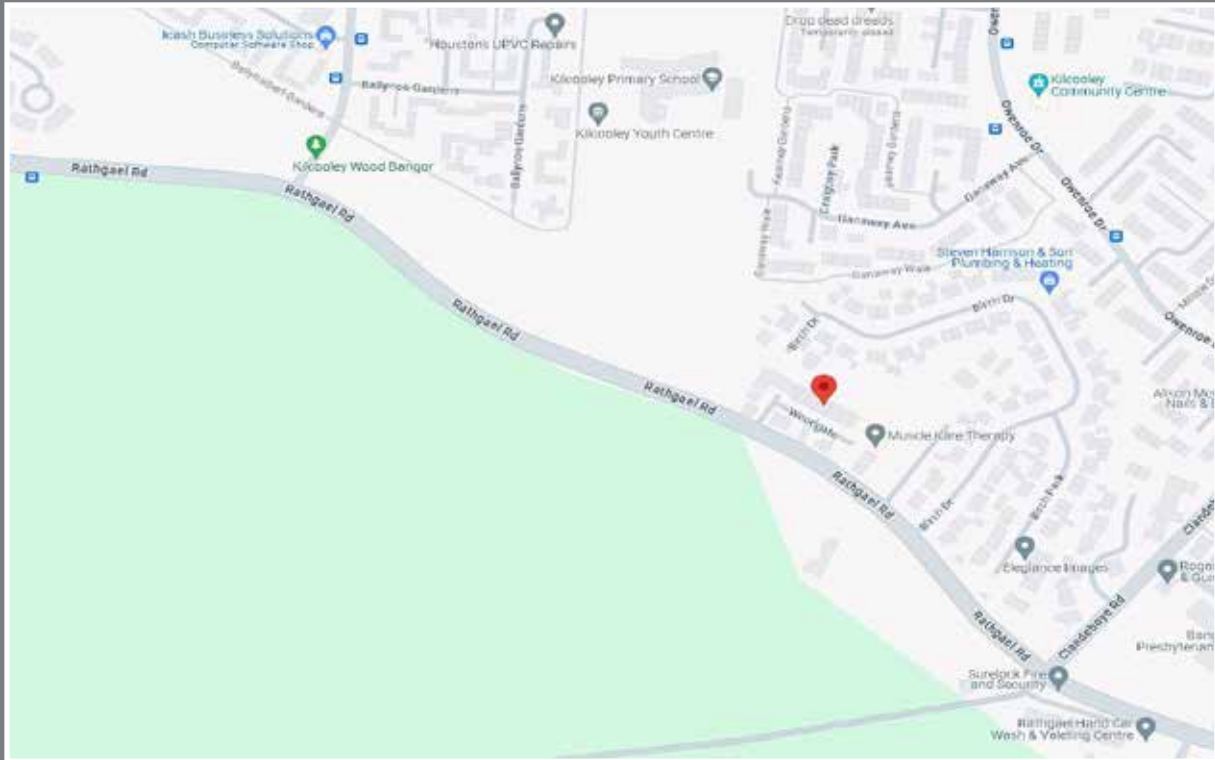


ENSUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin, corner shower with chrome fitment, velux window, tiled floor.



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: TB/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 7800-5724-7102-0302-8006

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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