

simon**BRIEN**
RESIDENTIAL

3 Fort Green,
Bangor, BT19 7BG



Asking Price £170,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- A modern semi-detached villa
- Bright and spacious lounge
- Open plan kitchen into dining with excellent range of integrated appliances
- Ample dining space and direct access to rear garden
- Separate utility room
- Ground floor W.C.
- Three bedrooms on first floor
- Deluxe bathroom comprising modern white suite
- Gardens to front and rear in manicured lawns and patio
- Energy efficient timber frame construction with high level of insulation
- Phoenix Gas fired central heating system
- Thermostat adjustable heating controls
- uPVC double glazed windows with lockable system
- Boundary timber fencing to side and rear

SUMMARY

We take great pleasure in offering this beautifully presented semi-detached villa to the open market. 3 Fort Green is neatly tucked away within a quiet family friendly cul-de-sac and has been meticulously maintained by our clients.

The accommodation comprises of a welcoming entrance hall leading to a bright and spacious lounge, a contemporary fitted kitchen with an excellent range integrated appliances and ample dining space with patio doors leading to the rear garden. Additionally, there is a separate utility room, downstairs cloakroom comprising modern white suite. On the first floor there are three double sized bedrooms, master bedroom with an ensuite shower room, and a family bathroom suite.

Externally there are well maintained gardens to the front and rear laid out lawns, modern paved patio area and fencing. Driveway providing off road parking for multiple cars.

Fort Green is located off Rathgill Parade in Bangor. Fort Green's position on the southern fringe of this desirable coastal town, provides residents with easy access to the vibrancy of Bangor's town centre as well as the neighbouring picturesque Co. Down countryside.



THE PROPERTY COMPRISES:

GROUND FLOOR



ENTRANCE HALL:

Composite front door, under stairs storage



LIVING ROOM:

15' 5" x 10' 6" (4.7m x 3.2m)



KITCHEN/DINING
18' 4" x 9' 2" (5.6m x 2.8m)

Modern fitted kitchen with range of high & low level units. Stainless steel sink unit with side drainer. Equipped with integrated appliances, electric double oven & four ring hob with stainless steel extractor over; dishwasher & fridge freezer. Walls tiled at units, recessed lighting, open plan into dining area with access to rear garden.



UTILITY ROOM:

Low level units, plumbed for washing machine and tumble dryer



WC

Modern white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, ceramic tiled floor, extractor fan.



FIRST FLOOR

LANDING





BEDROOM (1):
11' 10" x 11' 2" (3.6m x 3.4m)



BATHROOM:
Modern white suite comprising of panelled bath with mixer taps, telephone hand shower over bath with thermostatically controlled shower, wash hand basin with mixer taps, push button WC, wall tiling, heated towel radiator, ceramic tiled floor, recessed spotlighting, extractor fan.



ENSUITE BATHROOM:
Modern white suite comprising of corner shower unit with thermostatically controlled shower, wash hand basin with mixer taps, push button WC, wall tiling, heated towel radiator, ceramic tiled floor, recessed spotlighting, extractor fan.



OUTSIDE
Gardens to front and rear in lawns, paved patio area, fencing, outside light, outside water tap, access to side for bins.

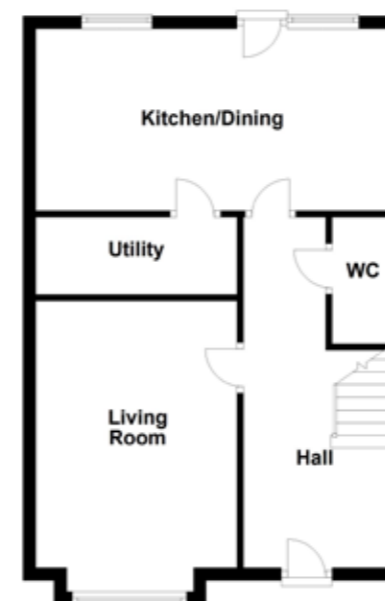


BEDROOM (2):
11' 10" x 11' 2" (3.6m x 3.4m)

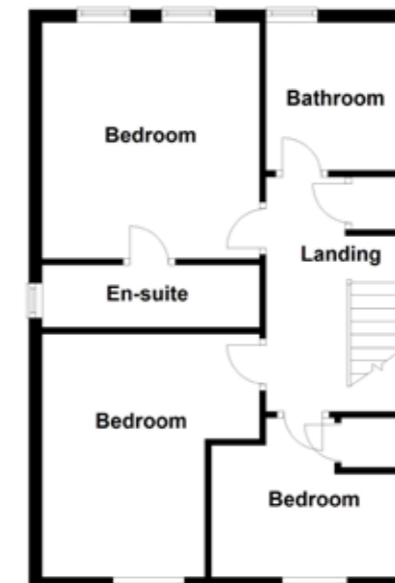
BEDROOM (3):
9' 10" x 6' 7" (3m x 2m)



Ground Floor



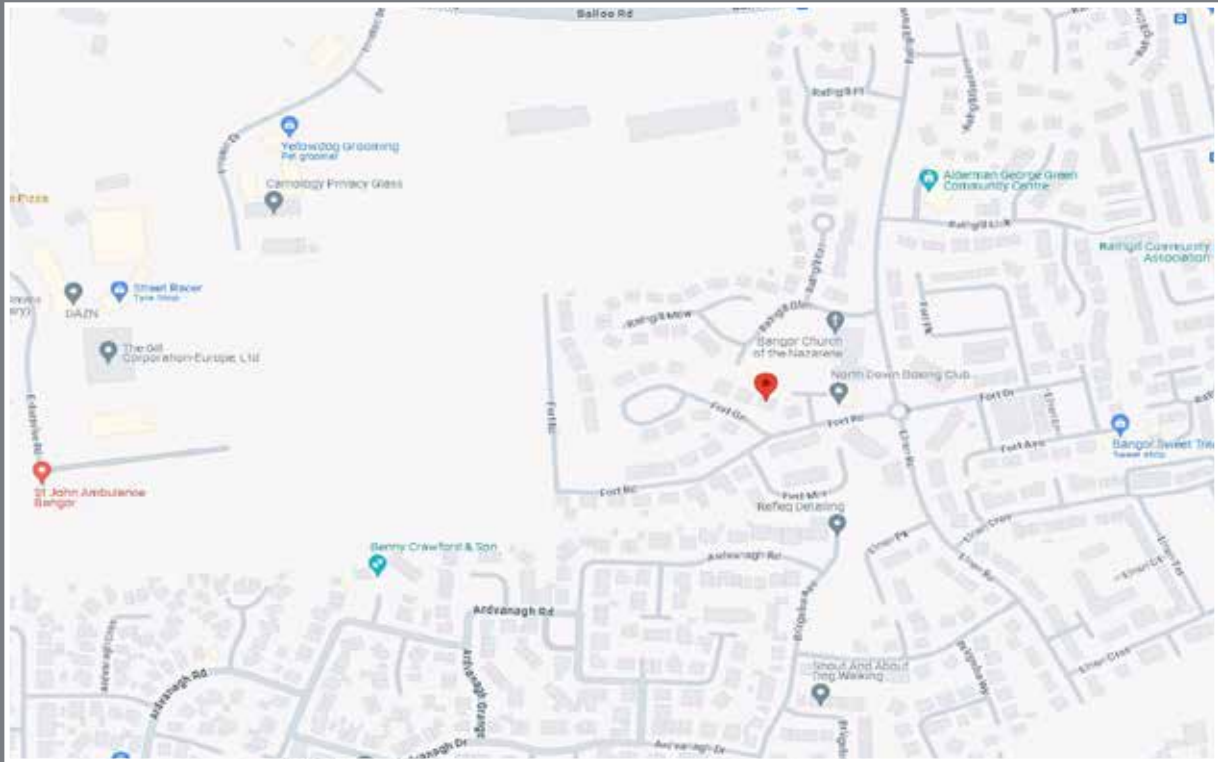
First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

3 Fort Green, Bangor

Location



Rathgill Parade, Bangor.

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: RM/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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