

simon**BRIEN**
RESIDENTIAL

26 Laragh Park,
Bangor, BT20 4PZ



Offers Over £295,000

Telephone 02890 428989
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KEY FEATURES

- Detached bungalow on a prime corner site
- Quiet cul-de-sac location in a popular residential location
- Living room
- Formal dining room
- Fitted kitchen with casual dining space
- Cosy sitting room
- Three good sized bedrooms
- Principal bedroom with en suite shower room
- Main bathroom
- Garage with utility facilities
- Oil fired central heating
- Double glazed windows
- Private and mature gardens with sunny aspect
- Driveway parking
- Convenient location close to Bangor town

SUMMARY

26 Laragh Park is a detached bungalow situated in a quiet corner site with a popular residential area of Bangor. It is located off the Donaghadee Road with ease of access onto the Bangor ring road. The accommodation comprises of a living room with fire surround, a formal dining room, cosy sitting room with marble fire surround, fitted kitchen with casual dining space, three good sized bedrooms (main room benefits from an en suite) and a main bathroom facilitates the other bedrooms. The property is surrounded by a mature hedge boundary and mature shrub beds offering privacy and a great place to sit and enjoy the sunshine at different parts of the day. There is access to the garage from outside which also holds utility facilities. In addition there is private driveway parking in the front of the property. All in all, this property is ideal for a family or downsizer alike with nothing to do but just move in and enjoy.



GROUND FLOOR

Porch with PVC entrance door with glazed side panel.



ENTRANCE HALL:

Access to sizeable roofspace, storage cupboard with hot water tank and shelving, cloaks cupboard.





LIVING ROOM:
16' 5" x 11' 11" (5m x 3.63m)

Fireplace with wood surround plus marble panels and hearth with electric fire inset, double opening doors to Dining Room.



KITCHEN WITH CASUAL DINING:
11' 11" x 8' 11" (3.63m x 2.72m)

Fitted high and low level units, stainless steel sink unit with mixer taps, 4 ring ceramic hob with concealed extractor hood, integrated double oven, recess for fridge, casual dining space, fully tiled walls, recessed lighting, PVC door to rear.



FAMILY ROOM:
12' 11" x 11' 5" (3.94m x 3.48m)

Marble fire surround with slate inset and marble hearth.



DINING ROOM:
9' 11" x 9' 9" (3.02m x 2.97m)



BEDROOM (1):
11' 10" x 10' 4" (3.61m x 3.15m)

Fitted wardrobes.





ENSUITE SHOWER ROOM:

WC, wash hand basin, tiled shower enclosure with mains power rain shower, tiled floor, fully tiled walls, chrome heated towel radiator plus underfloor heating, recessed lighting.



BEDROOM (2):
10' 11" x 9' 11" (3.33m x 3.02m)



BEDROOM (3):
9' 3" x 8' 5" (2.82m x 2.57m)

Fitted wardrobes, storage cupboard.



BATHROOM:

Low flush WC, wash hand basin with vanity drawer beneath, walk in shower with Mira instant heat electric shower, panelled bath, chrome heated towel radiator, tiled floor, fully tiled walls, recessed lighting.



OUTSIDE

Garden laid in lawns, mature shrub beds, hedge boundary, sunny and private aspect, patio area.

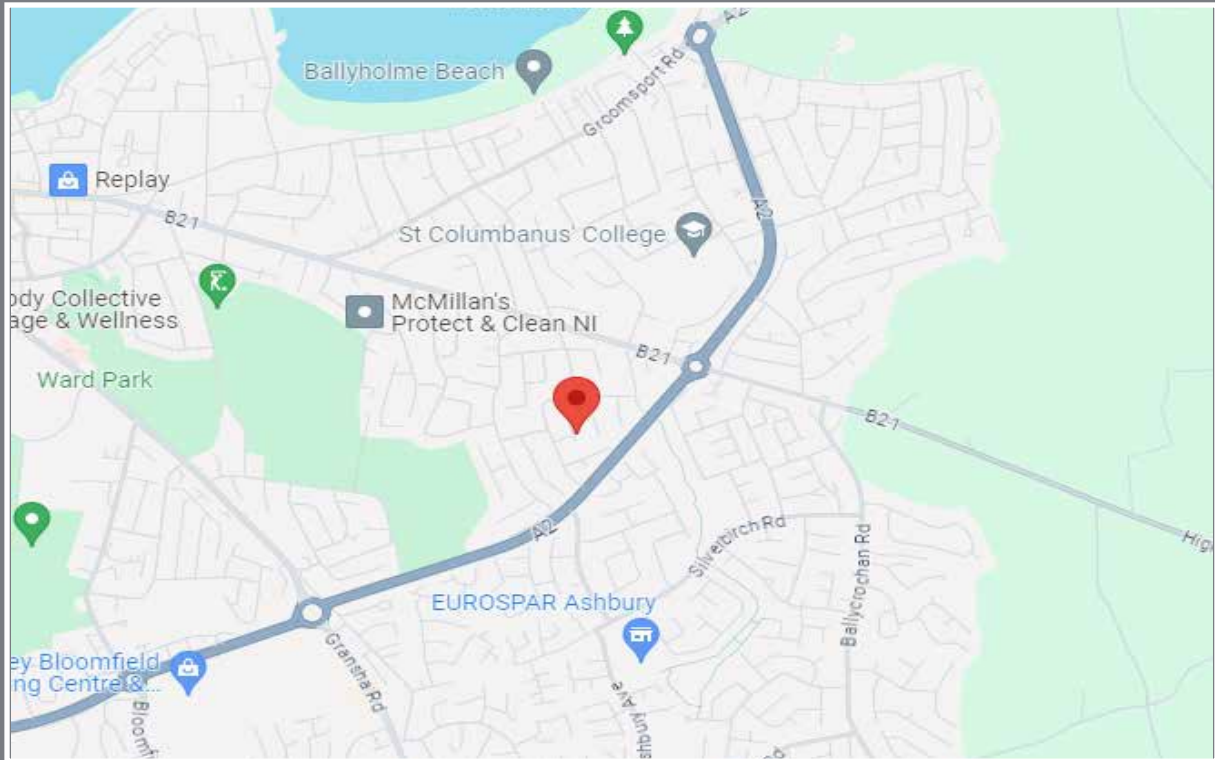
GARAGE:

17' 5" x 6' 10" (5.31m x 2.08m)

Up and over door, plumbed for washing machine, oil fired boiler, power and light.



Location



LOCATION:

Laragh Park is situated off Chippendale Avenue, off the Donaghadee Road.

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

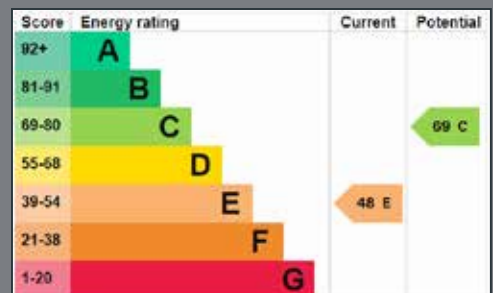


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REF: TB/F/24/MB



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