



Ballyvester Grove,

Offers in the region of £76,950



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# Ballyvester Grove, Bangor, County Down

## Offers in the region of £76,950

Ideal for the first time buyer or investor alike this attractive terrace property is well presented throughout. The property offers 3 bedrooms, spacious lounge, fitted kitchen and bathroom with white suite. The property also benefits from oil fired heating, double glazed windows and off street parking.

### GROUND FLOOR

#### ENTRANCE HALL

Upvc double glazed front door, wooden floor.

#### LOUNGE

4.95m x 3.53m (16'3" x 11'7")

Wooden floor, wood burning stove.

#### KITCHEN / DINING

5.92m x 2.95m (19'5" x 9'8")

Single drainer stainless steel sink unit with mixer taps, laminate work surfaces, excellent range of high and low level units, built in oven, 4 ring ceramic hob, extractor fan, plumbed for washing machine, breakfast bar, ceramic tiled floor, tongue and groove ceiling, under stair storage.

#### FIRST FLOOR

Hot press with storage above, loft access.

#### BEDROOM ONE

3.86m x 3.00m (12'8" x 9'10")

Laminate wooden floor, range of built in furniture.

#### BEDROOM TWO

3.56m x 2.67m (11'8" x 8'9")

Laminate wooden floor.

#### BEDROOM THREE

2.90m x 2.31m (9'6" x 7'7")

Laminate wooden floor, built in storage.

#### BATHROOM

White suite, panel bath with mixer taps, fully tiled built in shower cubicle, electric shower unit, wc, pedestal wash hand basin, pvc panel walls, pvc tongue and groove ceiling.

#### OUTSIDE

Garden shed with power and light, paved patio area, boiler house, oil fired boiler, pvc oil tank. Tarmac driveway to front space for two cars.

#### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Personal Interest

Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of LSL Property Services Plc.



For full EPC please contact the branch

