



Reeds Rains

· Since 1868 ·

# 6 ASHFORD DRIVE

BANGOR



## THE PROPERTY

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The bungalow has the benefit of a good sized kitchen extension which makes it big enough to dine in, a must for any family. The overall accommodation consists of a bright living/dining room, fitted kitchen open plan to breakfast area, luxury bathroom, four bedrooms (master with en-suite shower room) and a good sized fully floored roof space on the first floor. To the outside the house enjoys a decent amount of privacy to the front and has gardens to both the

side and rear. Bangor town centre is within a 10 minute drive whilst the beautiful beach at Ballyholme is approx 1 mile away. For the commuter Belfast is within an half an hour via car or can also be reached via train from the Bangor train station.

Viewing is by appointment with Reeds Rains Bangor branch on (028) 9146 3721.



# PROPERTY DESCRIPTION

Reception Hall

Living / Dining Room: 22' 6" x 13' 10" (6.86m x 4.22m) (At Widest.)

Breakfast Room: 10' 8" x 8' 11" (3.25m x 2.72m)

Extended Fitted Kitchen: 16' 6" x 10' 6" (5.03m x 3.2m)

Bathroom With Luxury White Suite: 10' 9" x 9' 0" (3.28m x 2.74m)

Bedroom 1: 16' 5" x 13' 3" (5m x 4.04m (At Widest.)

En-Suite Shower Room: 7' 5" x 6' 2" (2.26m x

1.88m)

Bedroom 2: 12' 1" x 10' 11" (3.68m x 3.33m)

Bedroom 3: 9' 0" x 8' 2" (2.74m x 2.49m )

Bedroom 4: 8' 10" x 8' 5" (2.69m x 2.57m )

Roof Space: 28' 4" x 10' 5" (8.64m x 3.18m )

Outside: Driveway to parking space to front.

Generous corner site. Enclosed brick paviour patio garden to side with space for seating. Rear garden in lawn, shrubs and patio.

Garden Shed 12' 0" x 9' 10" (3.66m x 3m)



*“Beautifully presented and extended”*



*“Generous corner site”*



# OUR VIEW

- Impressive Detached Extended Bungalow
- Generous Corner Site
- Four Bedrooms / Master With En-Suite Shower Room
- Spacious Living / Dining Room
- Extended Fitted Kitchen Open Plan To Breakfast Area
- Bathroom With Luxury White Suite
- Double Glazed Windows
- Gas Heating
- Fully Floored Roof Space
- Tasteful Decor Throughout
- EPC - D67



## LOCATION

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Bangor is a large town in County Down, Northern Ireland. It is a seaside resort on the southern side of Belfast Lough and within the Belfast Metropolitan Area. It functions as a commuter town for the Greater Belfast area, which it is linked to by the A2 road and a direct railway line, usually known as the Bangor Line. Bangor is situated 13.6 miles (22 km) east from the heart of Belfast, not far from George Best Belfast City Airport.

## DIRECTIONS

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Ashford Drive is accessed directly off the High Bangor Road.



# FLOOR PLAN

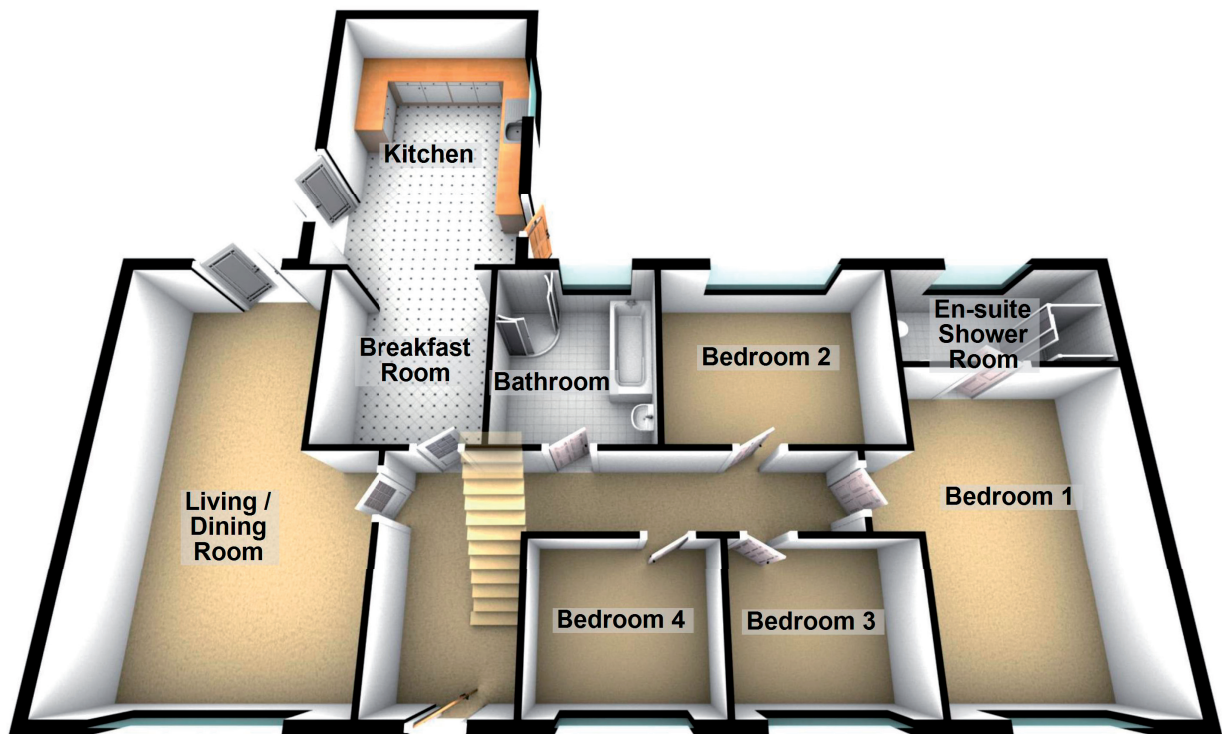
For illustration only.

\*Not to scale\*

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## Ground Floor



[www.reedsrains.co.uk](http://www.reedsrains.co.uk)

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