

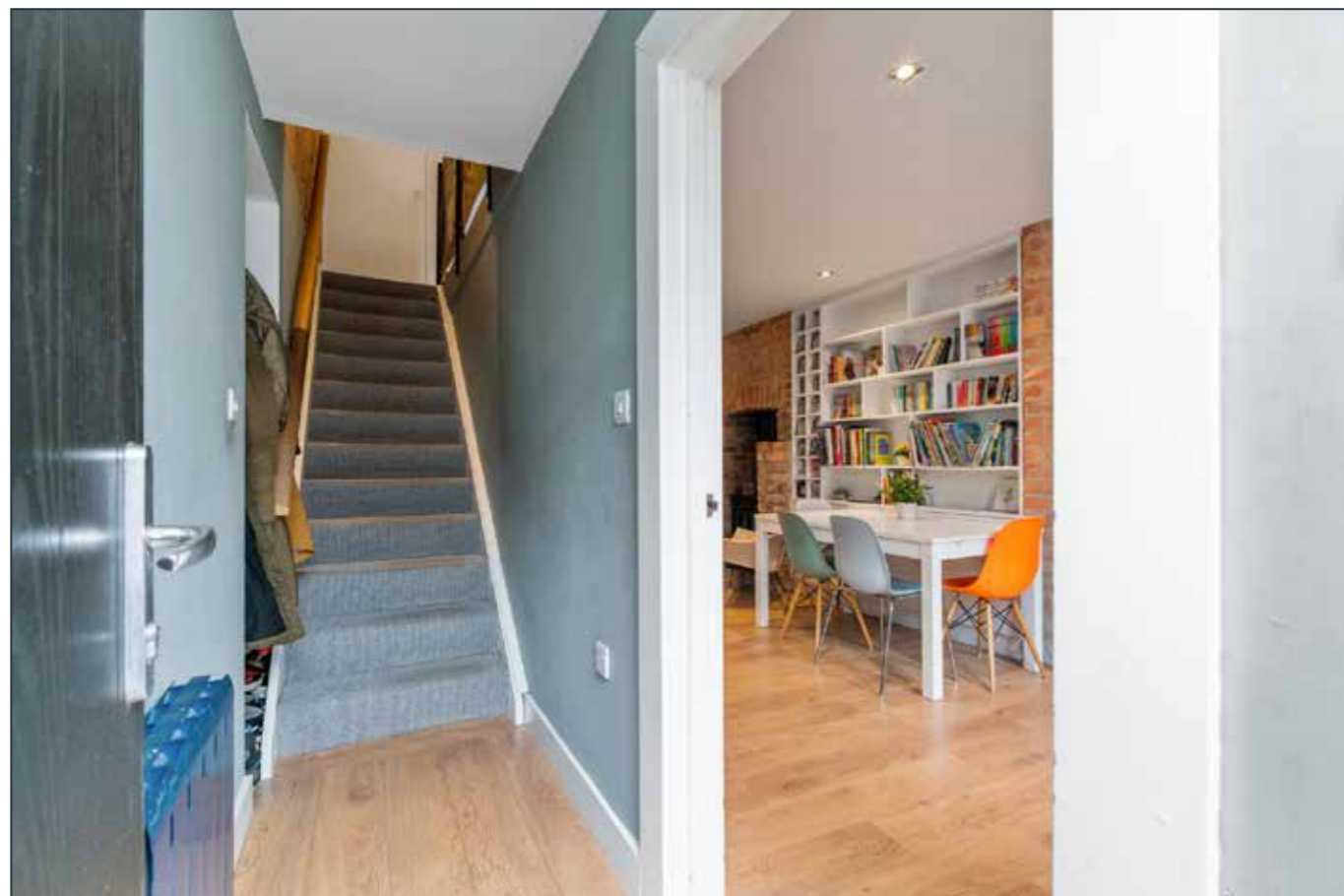
simonBRIEN
RESIDENTIAL

13 Croft Street,
Bangor, BT20 3HU



Asking Price £135,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Immaculate two bedroom terrace property
- Renovated and extended
- Open plan living space on ground floor
- Feature exposed brick walls
- Fitted kitchen with double opening doors to enclosed patio at rear
- Two bedrooms on first floor
- Main bathroom on first floor
- Gas heating
- Double glazed windows
- Enclosed patio to rear
- Convenient location walking distance to Bangor town centre

SUMMARY

We are delighted to offer this immaculate two bedroom mid-terrace property on Croft Street in Bangor which has been renovated and extended.

Downstairs has an entire open plan space from the front to the back meaning the living space is bright and airy. Features such as exposed brick walls, recessed shelving in the alcoves and a feature stove. The kitchen at the rear has double opening patio doors to the enclosed patio. In the first floor are two bedrooms, the bedroom at the rear benefits from a vaulted ceiling and doors to a Juliet balcony. There is also a bathroom on the first floor. The property has gas heating and double glazed windows.

Conveniently located a short stroll from Bangor town centre, Bangor train halt and all local amenities and shops it will appeal to first time buyers, downsizers and investors.



THE PROPERTY COMPRISES:

GROUND FLOOR

Composite panelled entrance door.

HALLWAY:

Wood laminate floor.

OPEN PLAN KITCHEN/LIVING/DINING:

37' 9" x 12' 3" (11.51m x 3.73m)

Living: Built in book cases, exposed brick wall, recessed lighting, wood laminate floor, under stairs storage cupboard.

Kitchen: Fitted high and low level units, stainless steel sink unit with mixer taps, plumbed for washing machine, plumbed for dishwasher, recess for tumble dryer, recess for fridge freezer, 4 ring gas hob and stainless steel extractor hood and under oven, breakfast bar, partly tiled walls, recessed lighting, tiled floor, gas boiler, double opening patio doors to rear enclosed yard.





FIRST FLOOR

LANDING:

Vaulted ceiling, wall light wiring, exposed brick wall.

BEDROOM (1):

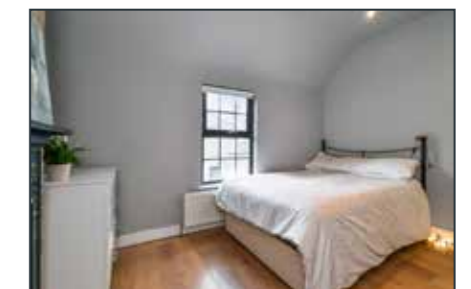
16' 5" x 10' 7" (5m x 3.23m)

Wood laminate floor, double opening doors to Juliet balcony, vaulted ceiling, fitted wardrobes, recessed lighting.

BEDROOM (2):

12' 2" x 9' 10" (3.71m x 3m)

Cast iron fire surround, exposed brick wall, wood laminate floor, recessed lighting.



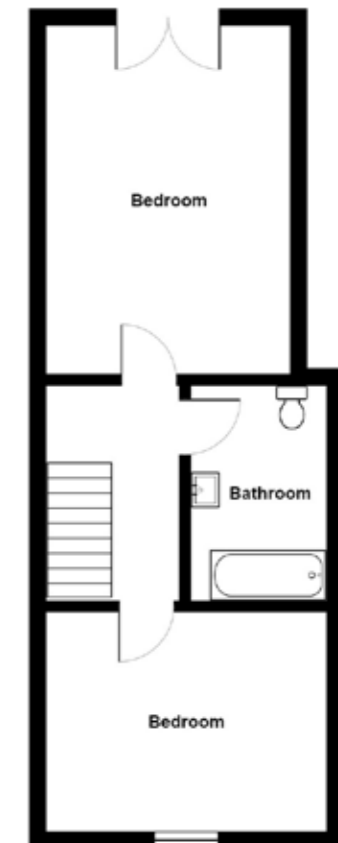
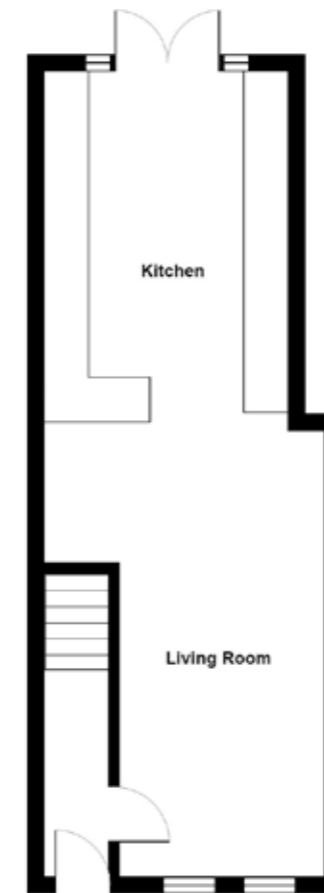
BATHROOM:
10' 4" x 5' 9" (3.15m x 1.75m)

White suite comprising of wash hand basin, low flush WC, panelled bath with mixer taps and shower fitment, partly tiled walls, recessed lighting, tiled floor, chrome heated towel rail.

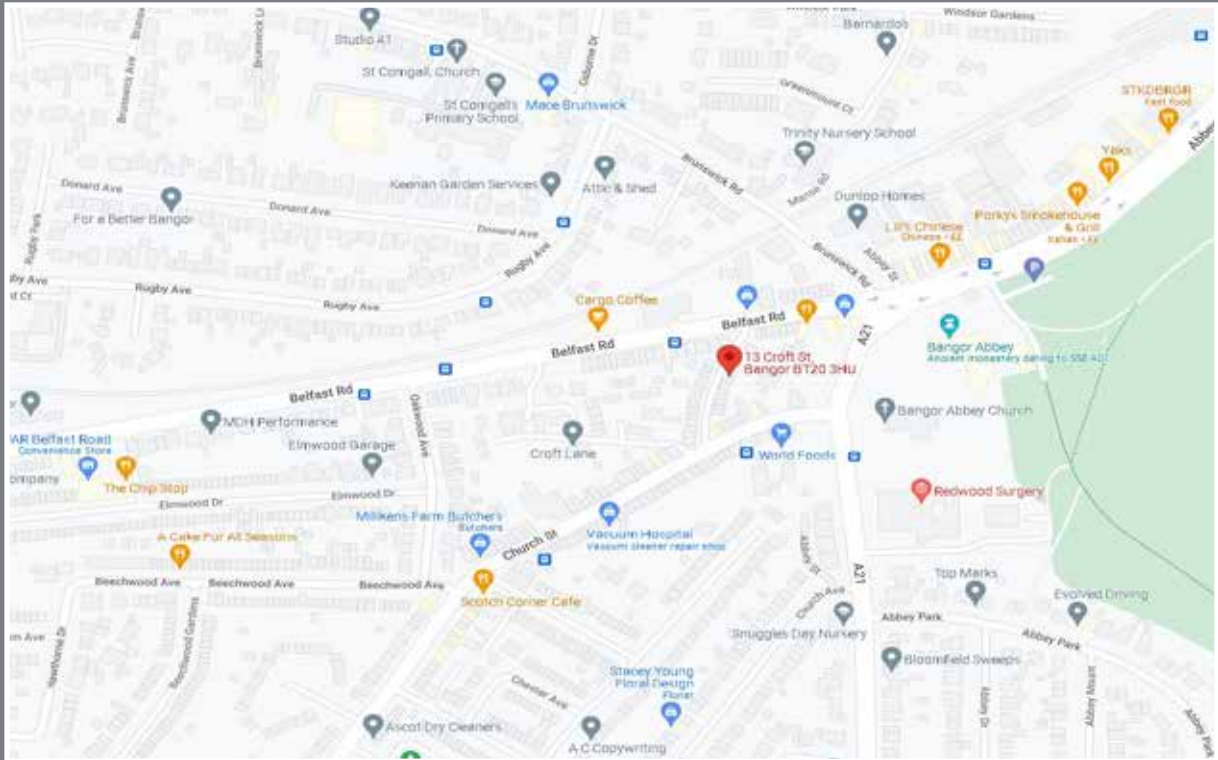


OUTSIDE

Enclosed and private garden in artificial grass and paved area.



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/F/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	71 c
65-68	D		
55-64	E		
41-54	F		
1-20	G		

EPC REF: 2635-0051-0285-1562-9210

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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