

simon**BRIEN**
RESIDENTIAL

14 Evesham Lane,
Bangor, BT19 1FU



Asking Price £220,000

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KEY FEATURES

- Superb new build semi detached property offering spacious accommodation
- Located in the highly popular and desirable development Evesham Lane
- Expansive living room with wood burning stove
- Open plan kitchen, living, dining area
- Luxury fitted kitchen with range of integrated appliances and granite breakfast bar
- Three bedrooms on first floor, including master with ensuite shower room
- Bathroom with contemporary white suite
- Spacious garden to rear with patio area for entertaining
- Gas fired central heating
- Driveway car parking
- Close proximity to Springhill Shopping Centre, Clondeboye Estate and many other local amenities

SUMMARY

Located in the highly popular and desirable development Evesham Lane, just one mile from Bangor's beautiful yacht lined marina and town centre, this superb semi detached property offers spacious accommodation suitable for spectrum of potential purchasers from downsizers to first time buyers. These properties are characterised by spacious contemporary interiors with high quality finishes throughout.

This fine home occupies a corner plot with spacious garden to rear with patio area for entertaining. Internally the property offers spacious living room with wood burning stove and luxury fitted kitchen with range of integrated appliances and expansive granite breakfast bar open to casual living space. On the first floor there are three bedrooms, master with ensuite shower room and separate bathroom with contemporary white suite.

In addition to the abundance of green spaces that lie just minutes beyond your front door, this development is situated in close proximity to Clondeboye Estate, leading primary and secondary schools, golf courses, rugby, football, hockey and yacht clubs, cycle paths and walking trails.



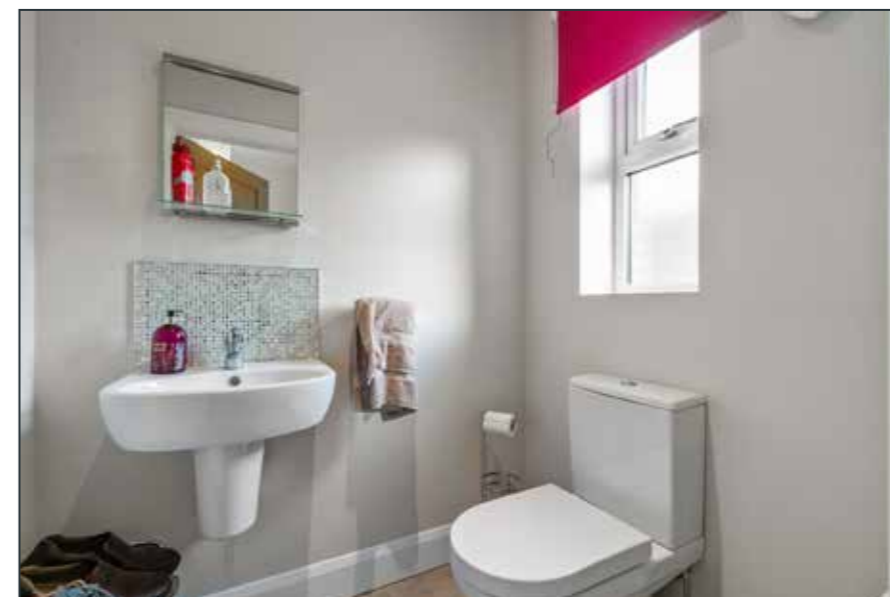
THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

9' 6" x 6' 0" (2.9m x 1.83m)

uPVC glazed front door with glazed side panel, ceramic tiled floor, alarm system.



CLOAKROOM:

5' 0" x 4' 2" (1.52m x 1.27m)

Low flush WC, semi pedestal sink unit with tiled splashback and mixer taps, extractor fan, recessed lighting.



LIVING ROOM:

17' 7" x 14' 6" (5.36m x 4.42m) At widest points into bay.

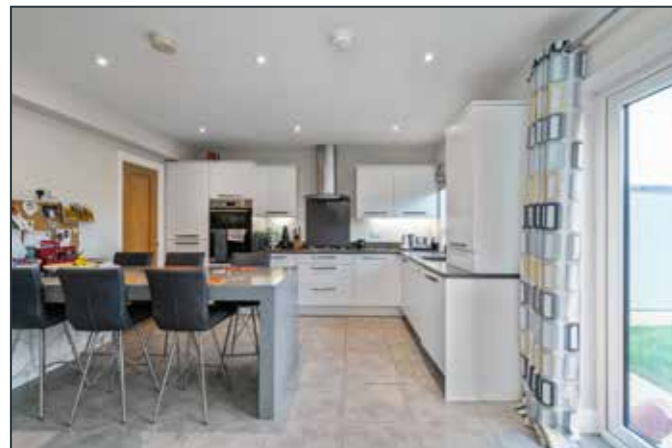
Wood burning stove with granite hearth.





KITCHEN LIVING DINING:
17' 6" x 13' 4" (5.33m x 4.06m)

Excellent range of high and low level units, 5 ring Hotpoint gas hob with glazed stainless steel extractor hood with built in lighting, granite worktops, under cupboard lighting, Hotpoint integrated double oven and integrated fridge freezer, integrated Hotpoint dishwasher and washing machine, Vokera combi gas boiler, single drainer stainless steel sink unit with mixer taps, ceramic tiled floor, recessed lighting, storage cupboard under stairs, feature granite breakfast bar/table with seating for 6-8 people. Living area with glazed double doors to rear patio and garden.



Stairs to:

FIRST FLOOR

LANDING:

Access to fully floored roofspace via Slingsby style ladder, hotpress with storage and slatted shelving.



MASTER BEDROOM:
14' 1" x 9' 3" (4.29m x 2.82m)



BATHROOM:
8' 10" x 6' 11" (2.69m x 2.11m)

Luxury white suite comprising: Fully tiled shower cubicle with thermostatic shower unit, panelled bath with mixer taps and tiled surround, low flush WC, vanity sink unit with built in storage and mixer taps, tiled splashback, chrome heated towel rail, recessed lighting, extractor fan.



ENSUITE SHOWER ROOM:
9' 3" x 3' 3" (2.82m x 0.99m)

Fully tiled shower cubicle with thermostatic shower unit, low flush WC, semi pedestal sink unit with tiled splashback, chrome heated towel rail, extractor fan.



OUTSIDE

Driveway car parking to front for 2 cars.

Corner site, gardens in lawns, fully enclosed garden to rear with wall and fence boundary, extensive patio area.

Outside hot and cold water taps.

Garden in lawn.

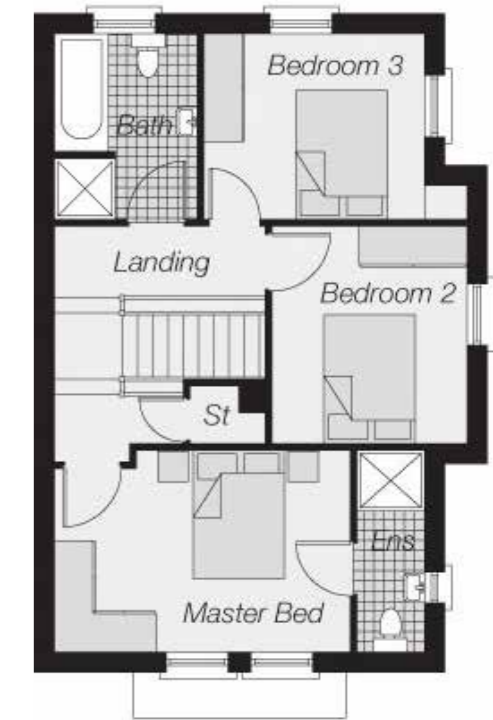
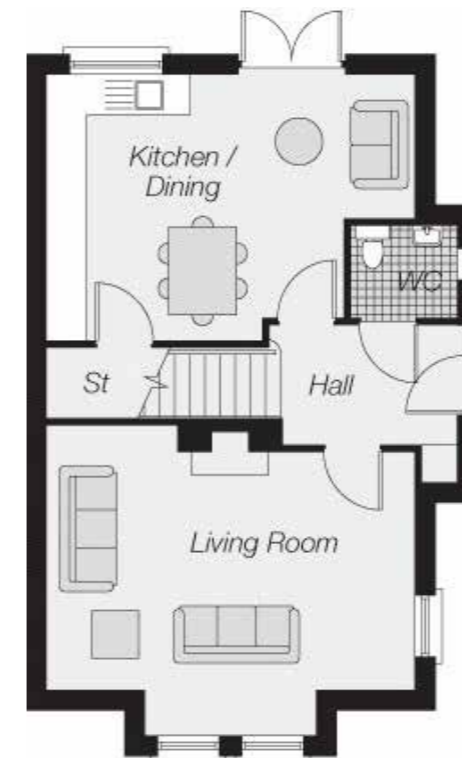


BEDROOM (2):
10' 4" x 8' 11" (3.15m x 2.72m)

Recessed shelving unit.

BEDROOM (3):
10' 9" x 9' 3" (3.28m x 2.82m)

Wood effect laminate strip wood flooring.



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: DB/K/22/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		

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