

simon**BRIEN**
RESIDENTIAL

65 Ashbury Road,
Bangor, BT19 6TX



Offers Around £125,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Semi-detached bungalow
- Prime situation backing onto greenway with gated access
- Living room
- Fitted kitchen
- Garden room
- Two bedrooms
- Shower room
- Oil fired central heating
- Double glazed windows
- Driveway parking
- Private and enclosed garden
- Convenient location within walking distance of your every day amenities at the shopping complex on Ashbury Avenue, 5 minute drive to Bloomfield shopping complex and Bangor town centre

SUMMARY

This semi-detached bungalow is situated on Ashbury Road in a popular residential locality in Bangor.

The accommodation comprises of; an entrance hall, living room, fitted kitchen, garden room, two bedrooms and a shower room. The heating is oil fired and windows are double glazed.

Externally there is driveway parking to the front with garden laid in lawns and mature shrub beds. To the rear is a private garden laid in lawns with mature hedge boundary and private gated access to the greenway area which gives you direct pedestrianised access to the shops on Ashbury Avenue which are ideal for all your day to day needs.

Internal inspection is recommended to appreciate what this home has to offer.



THE PROPERTY COMPRISES:

GROUND FLOOR

Glazed PVC entrance door.

ENTRANCE HALL:

Large storage cupboard with shelving, cloaks cupboard, wood laminate floor.

LIVING ROOM:

12' 4" x 11' 8" (3.76m x 3.56m)



KITCHEN:

9' 10" x 7' 9" (3m x 2.36m)

High and low level fitted solid oak units, stainless steel sink unit with mixer taps, plumbed for washing machine, recess for fridge freezer, recess for electric oven, fully tiled walls, tongue and groove panelled ceiling, door to garden room.



GARDEN ROOM:

9' 8" x 7' 8" (2.95m x 2.34m)

Timber construction. Doors to rear gardens.



BEDROOM (1):

11' 0" x 9' 4" (3.35m x 2.84m)

Large storage cupboard with hanging space.



BEDROOM (2):

8' 5" x 6' 10" (2.57m x 2.08m)



SHOWER ROOM:

Low flush WC, pedestal wash hand basin, walk in shower with electric shower, fully tiled walls, storage cupboard with hot water tank.

OUTSIDE

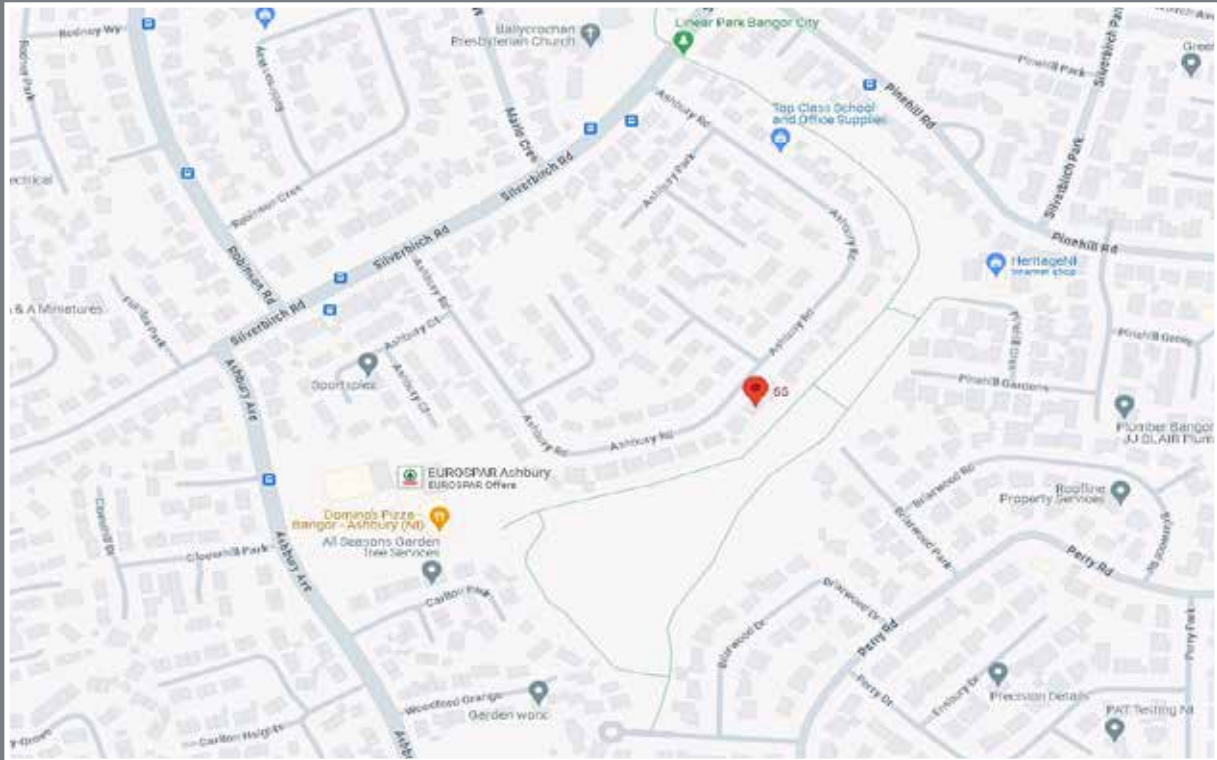
Driveway parking to front, garden laid in lawn with mature shrub beds.

Paved patio to rear and garden laid in lawn, gate at rear to Greenway with ease of access to shops. Private aspect.



All measurements are approximate and for display purposes only

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

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REF: TB/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9820-9548-0158-5108-0483

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