

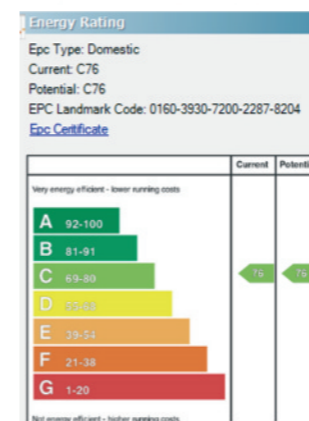
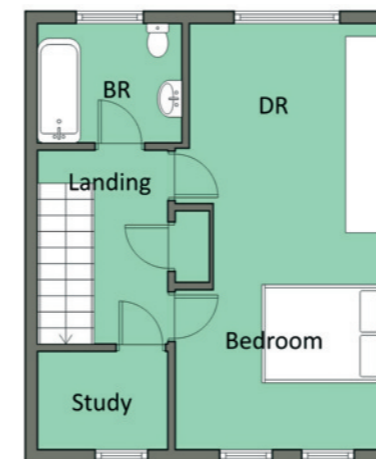
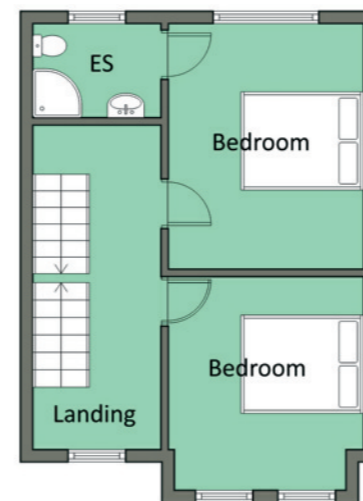
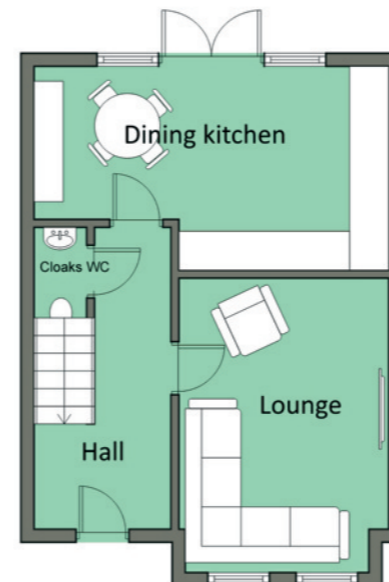
Outside

Front garden laid in lawn. Fully enclosed generous rear garden laid in lawn. Additional garden and patio area to the side.

Garden shed. Allocated parking to rear where three cars can fit.

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This most attractive red brick town house occupies an excellent position within this fashionable and convenient development which is just on the outskirts of Bangor's bustling town centre off the ever popular Balloo Road.

Internally the property has been finished to a most exacting standard and offers bright and welcoming decor throughout. Of particular note is the spacious kitchen / dining overlooking the garden, living room and three well proportioned bedrooms over the first and second floor and study. The principal bedroom on the second floor is serviced by the family bathroom, and second bedroom on the first floor enjoys the ensuite.

With so much to offer, from convenience to Bangor town centre, easy commuting to Belfast and beyond via road or public transport, makes this an excellent opportunity to own a low maintenance home within this modern development.

Offers Around
£199,950

47 Linen Road,
Bangor,
BT19 7JJ

Viewing by
appointment with
& through agent
028 9042 4747

47 Linen Road,
Bangor,
BT19 7JJ

Property Features

Attractive Red Brick End Townhouse

Excellent Standard of Decor Throughout

Spacious Living Room

Modern Kitchen / Dining Room with Direct Access to the Garden

Ground Floor Cloaks with Low Flush Suite

Two First Floor Bedrooms, Bedroom 2 with Ensuite Shower Room

Principal Bedroom, Bathroom & Study on Second Floor

Upvc Double Glazed Windows / Gas Heating

Enclosed Garden to Rear & Further Side Garden / Patio

Allocated Parking - where 3 cars can fit

Popular & Sought After Location

Please Note - The Property is currently configured as a Three Bedroom house and could easily be converted back to the original Four Bedroom format.

Location:

Leaving Bangor proceed along Gransha Road past roundabout, at second traffic lights turn right into Balloo Road. Continue past two sets of traffic lights and turn left into Rathgill Parade and Linen Lane is at the bottom of the road. Continue to the right into Linen Road and number 47 is on the left hand side.

Property Comprises

Ground Floor

Hardwood front door leading to:

ENTRANCE HALL: Ceramic tiled floor.



CLOAKROOM: Low flush wc, pedestal wash hand basin, pedestal wash hand basin, ceramic tiled floor, extractor fan.

KITCHEN/DINER: 17' 8" x 10' 0" (5.38m x 3.05m) Modern fitted kitchen with excellent range of high and low level units. Laminate work surfaces. Four ring gas hob, oven, extractor fan and canopy. Integrated fridge/freezer, one and a half bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Part tiled walls, ceramic tiled floor. Double doors to outside.



LIVING ROOM: 14' 9" x 10' 6" (4.5m x 3.2m) Ceramic tiled floor, cornice ceiling, picture rail.



First Floor

BEDROOM (2): 13' 5" x 10' 7" (4.09m x 3.23m) Laminate wooden floor.



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit. Pedestal wash hand basin, low flush wc, ceramic tiled floor, extractor fan.



BEDROOM (3): 11' 3" x 10' 4" (3.43m x 3.15m)

Second Floor

BATHROOM: White suite comprising tiled bath with mixer tap, thermostatic shower unit, shower screen. Low flush wc, wash hand basin. Feature ceramic tiled floor. LED lighting. Extractor fan.



PRINCIPAL BEDROOM: 23' 3" x 10' 5" (7.09m x 3.18m)

STUDY: 6' 7" x 5' 2" (2.01m x 1.57m)

LANDING: Linen cupboard with built-in shelves. Gas fired boiler.

Access to roofspace via Slingsby type ladder.