

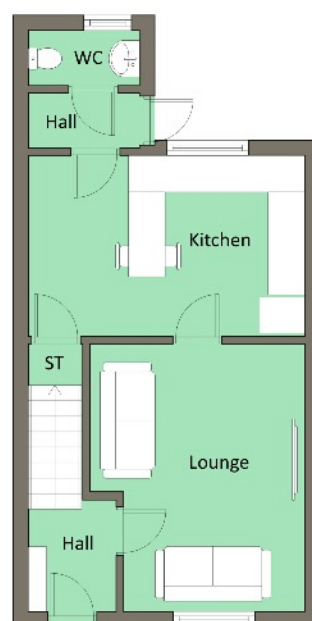
## Outside

Tarmac driveway offering ample off-street parking. Front garden in lawn.

Enclosed rear garden bordered by fencing. Paved patio leading to lawn. Enjoying pleasant aspect. Outside tap and light.

# TEMPLETON ROBINSON

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Situated just off the Balloo Road, this immaculately presented semi-detached property occupies a fine level site within a quiet cul-de-sac position. Offering bright and spacious accommodation, the layout comprises hallway, living room, an open plan kitchen/dining plus rear hallway leading to cloaks WC. Upstairs, are two double bedrooms bedrooms plus luxury bathroom. The property has been finished to a high standard and is decorated in neutral tones throughout. Externally, there is an enclosed rear garden in lawn and a tarmac driveway offers off street parking.

**Offers Around  
£139,950**

6 Rathgill Green,  
BANGOR,  
BT19 7TX

Conveniently located on the periphery of Bangor, this highly convenient area is within proximity to various local amenities including Bloomfield Shopping Centre & Retail Park plus several nurseries, primary schools and secondary schools. Also ideal for commuters, offering ease of access to Belfast, Bangor and Newtownards via arterial routes. We anticipate interest from a range of prospective purchaser – from first time buyers, young professionals to investors alike.

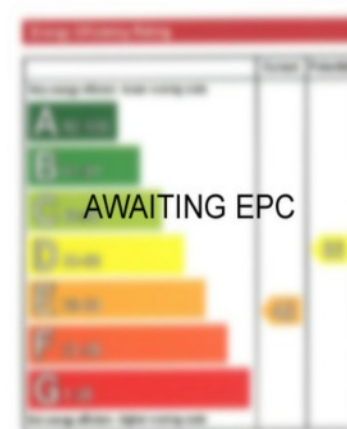
Viewing by  
appointment with  
& through agent  
028 9042 4747

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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BANGOR,  
BT19 7TX

## Property Features

Immaculately presented semi-detached property positioned within a quiet cul-de-sac

Conveniently located on the periphery of Bangor just off Balloo Road

Finished to a high standard & tastefully decorated throughout

Living Room Open plan kitchen - dining

Cloaks WC

Two double bedrooms - Principal with large walk in robe

Modern bathroom

Gas fired central heating

uPVC frame double glazed windows

Tarmac driveway offering ample off street parking

Enclosed rear garden in lawn

Within proximity to various local amenities including Bloomfield Shopping Centre & Retail Park plus several nurseries, primary schools and secondary schools

Ideal for those wishing to commute - Excellent road links close to hand

Will appeal to first time buyers, young professionals and investors alike

## Location:

From the Rathgael Road roundabout, turn onto Balloo Road. Take the second right onto Rathgael Parade then second right onto Rathgill Glen. Rathgill Green is next right and number 6 is positioned within the cul-de-sac on the left hand side.

## Property Comprises

### Ground Floor

uPVC leaded stained glass front door.

HALLWAY: Metre cupboard.

LIVING ROOM: 14' 5" x 11' 6" (4.4m x 3.5m) Feature panelled wall, electric wall-mounted fireplace. Oak effect laminate wooden floor.

KITCHEN OPEN PLAN TO DINING: 14' 9" x 9' 10" (4.5m x 3m)

Modern Shaker style kitchen with excellent range of high and low level units, laminate worktops, stainless steel sink with drainer and mixer tap, space for cooker, stainless steel extractor fan, space for fridge/freezer, part tiled walls. Concealed lighting, ceramic tiled floor.

REAR HALLWAY: Panelled walls, ceramic tiled floor, uPVC double glazed door to outside.

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin with mixer tap and tile splashback, ceramic tiled floor, window.

### First Floor

LANDING:

BEDROOM (1): 14' 5" x 11' 6" (4.4m x 3.5m) Oak effect laminate wooden floor. Large walk-in robe with light.

BEDROOM (2): 9' 10" x 7' 3" (3m x 2.2m) Oak effect laminate wooden floor.

BATHROOM: P-shaped bath with mixer tap and Triton electric shower over, pedestal wash hand basin with mixer tap, low flush wc, heated towel rail, fully tiled walls, ceramic tiled floor, window. Boiler cupboard with Worcester gas fired boiler.

ROOFSPACE: Partially floored.

