OFFERS AROUND

£103,500

84 Rathgael Road
Bangor
BT19 1RS

pinkertonsni.com

PINKERTONS
Sales, Lettings and Property Management

This charming "cottage" style mid-terrace, offers ideal accommodation for the first-time buyer or investor with a delightful wooded backdrop, within this much-admired terrace.

The property is ideally positioned with Bangor City Center in easy reach, and Belfast a simple commute away.
The attractive and improved accommodation currently comprises two bedrooms, a reception room with a real effect stove, a modern fitted kitchen open plan to informal dining/living space, and a family bathroom.

Externally the front garden enjoys a delightful open aspect with communal "on-street" parking while the rear patio offers a delightful view over a wooded backdrop - a unique space to enjoy the summer sun.

Offering charming accommodation in this most popular location we expect interest from a variety of potential buyers - Professionally accompanied viewings are available strictly through Pinkertons.

THIS PROPERTY COMPRISES

Entrance Hall
Hardwood front door with a glass inset. Quarry tiled floor.

Lounge
12'2" x 10"
Inglenook style fireplace with "faux" electric style stove. Quarry tiled floor. Door to Kitchen.

Kitchen/Living/Dining
23" max x 9'6"
Range of high and low-level units. One and a quarter stainless steel sink unit with mixer tap. Stainless steel extractor hood. Plumbed for washing machine. Feature exposed brick wall. Plank-style laminate flooring. Undre stairs storage. Recently fitted PVC door to rear.

First Floor

Bedroom 1
13'4" x 10"
Exposed wooden floor. Victorian-style fireplace. Access to roofspace. Front aspect.

Bedroom 2
9'5" x 8"
Exposed wooden floor. Concealed gas boiler. Rear Aspect.

Bathroom
White suite comprising - low flush WC, pedestal wash hand basin with mixer taps, paneled bath with shower over. Partially tiled walls. Ceramic tiled floor. Extractor fan.

Outside Front
Enclosed front in stones with mature hedging.

Outside Rear
Concrete patio open to rear right of way.

Required Information For Trading Standards
Tenure - Understood to be Freehold
Current Rates - £737.28

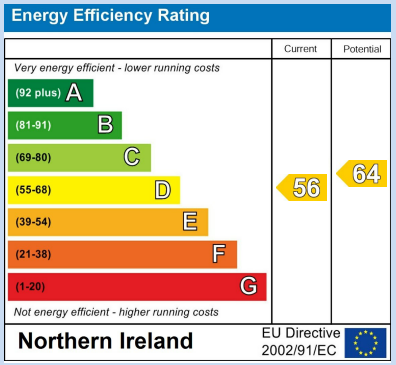
Directions
Traveling along Main St, Take Clandeboye Rd to Rathgael Rd, Continue straight onto Rathgael Rd, Turn left to stay on Rathgael Rd. The property will be on the Righ hand side. A Pinkertons board will be erected.

PROPERTY FEATURES

- Charming Cottage Style Mid-Terrace
- Two Double Bedrooms
- Lounge With Feature Fireplace
- Modern Kitchen Open Plan To Living/Dining
- White Family Bathroom Suite
- PVC Double Glazed Windows/Rear Door
- Updated Wiring, Recently Installed Gas Heating
- Delightful Outlook To Rear Over Wooded Backdrop
- Ideal First Time Buy Or Investment Property
- Much Admired Terrace In Popular Location

Energy Efficiency Rating

The rating for this property is:



* For your information: The UK average rating is 'E50'.

DO YOU NEED TO SELL?

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WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!

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