



This attractive townhouse successfully combines bright and modern accommodation in a most convenient location. Beautifully presented throughout, the property comprises cloaks with utility area, and open plan living / dining / kitchen which is perfect for entertaining. On the first floor two first floor bedrooms modern bathroom with white suite. The house has been recently repainted and benefits from fully double glazed with gas fired central heating, there is also off-street parking

**Offers Around
£110,000**

71 Balmoral Square,
Bangor,
BT19 7XL

Viewing by
appointment with
& through agent
028 9042 4747

Convenient to local shops, schools, churches, Bloomfield shopping centre and the main arterial routes for those commuting to Belfast, we expect demand to be high for this delightful home.

Properties in this location are in high demand and are ideally suited to the first time buyer or investor alike therefore early viewing is a must to avoid disappointment.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

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Property Features

Attractive Townhouse

Well Presented Throughout & Recently Repainted

Painted Kitchen with Hob & Oven

Open Plan Living / Dining - Laminate Wood Flooring

Ground Floor Cloaks with Utility Area

Two Well Proportioned Bedrooms

White Bathroom Suite

uPVC Double Glazed Windows / Gas Heating

Parking Area for Two Cars

Popular & Sought after Location

Location:

From Gransha Road into Balloo Road, fourth left into Willowbrook Road, second right into Balmoral Square. Following the road around to the left, you will see two sets of townhouses straight ahead. Number 71 is in the left hand block.

Property Comprises

Ground Floor

Hardwood front door.

ENTRANCE HALL: Laminate wood floor.

CLOAKROOM: Low flush wc, pedestal wash hand basin, plumbed for washing machine.

LIVING ROOM: 15' 0" x 9' 0" (4.57m x 2.74m) Laminate wood floor. Open plan.

KITCHEN: 10' 4" x 5' 8" (3.15m x 1.73m) Painted kitchen with excellent range of high and low level units, laminate work surfaces, 4 ring gas hob, extractor fan, oven, space for fridge freezer, stainless steel sink unit with mixer taps, plumbed for dishwasher, ceramic tiled floor. Logic gas fired boiler.

First Floor

LANDING: Built-in cupboard.

BEDROOM (1): 9' 7" x 9' 5" (2.92m x 2.87m)

BEDROOM (2): 8' 9" x 9' 0" (2.67m x 2.74m)

BATHROOM: White bathroom suite comprising panelled bath with mixer taps and telephone hand shower, shower screen, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, extractor fan. Access to roofspace.

Outside

Resident parking.

DISCLAIMER: This property is owned by a member of Templeton Robinson staff.

