



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS



**1 SOMERSET AVENUE Bangor**  
**OFFERS AROUND £139,950**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £139,950**  
Townhouse  
4/5 Bedrooms  
2 Receptions

## Property Features



- Excellent development opportunity subject to necessary
- Period end terrace in popular location
- Entrance Hall with Feature Stained Glass Windows and Tiled Floor
- Living Room with Bay Window
- Dining Room with Feature Fireplace
- Fitted kitchen
- Versatile Bedroom Layouts with option of First Floor Lounge
- Shower Room
- Oil Fired Central Heating
- Enclosed Yard to Rear
- Within walking distance of Bangor Marina, Bangor Town Centre, Pickie Fun Park and the North Down Coastline
- Ease of access for the City Commuter by both Road & Rail
- Within the catchment area for a range of popular Primary & Post Primary Schools
- Somerset Avenue is quietly residential yet is very well placed to take advantage of the planned £60m Seafront revamp, separate from, but in conjunction with, the Queen's Parade project.

# Accommodation

## Ground Floor

Entrance Porch  
Reception Hall  
Bedroom  
One/Lounge  
14'1" x 12'10"  
Living Room  
12'10" x 12'10"  
Kitchen  
13'1" x 8'6"

## First Floor

WC  
Shower Room  
Bedroom Two  
17'5" x 14'1"  
Bedroom Three  
11'10" x 10'6"  
**Second Floor**  
Bedroom Four  
17'5" x 11'6"  
Bedroom Five  
11'10" x 10'2"

## Outside

Rear Courtyard  
Utility Area

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



" This end townhouse comprises of four/five good sized bedrooms, two reception rooms, kitchen, rear courtyard area, shared shower room and separate WC. With period features such as stained glass windows and beautifully tiled floor this property could be restored to a fantastic family home or separate apartments. "



# Directions

Travelling down Grays Hill towards Queens Parade, Somerset Avenue is on your left hand side and No 1 is located on the left.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the of doors, windows, rooms and any other items are approximate and omission, or mis-statement. This plan is for illustrative purposes only and is not to be relied upon. The services, systems and appliances shown are as to their operability or efficiency at the time of completion. Made with Metropix ©201

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F		24	28
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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