

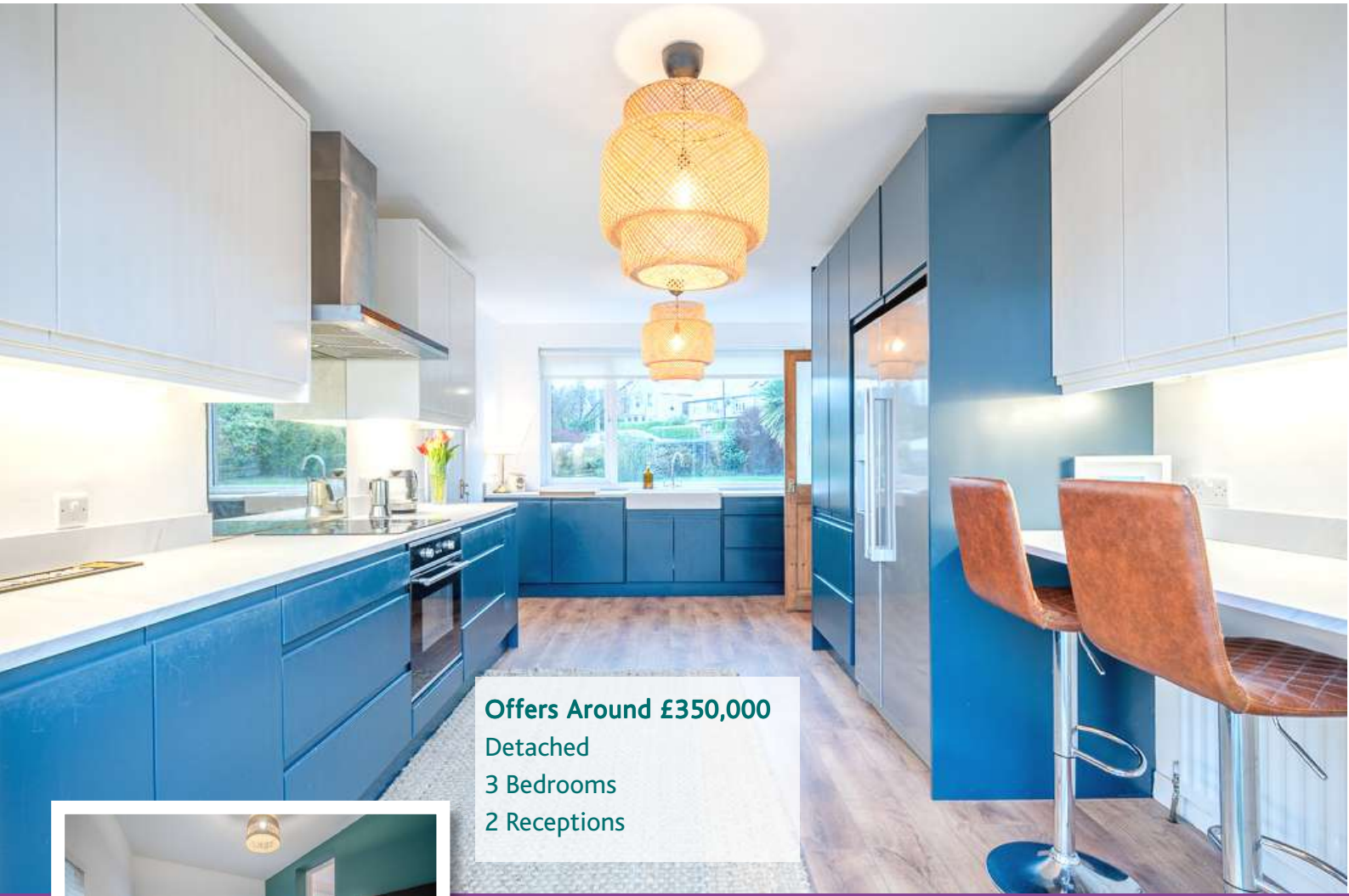


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

118 BRYANSBURN ROAD | Bangor
OFFERS AROUND £350,000

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





Offers Around £350,000
Detached
3 Bedrooms
2 Receptions



Property Features

- Red Brick Detached Family Home
- Reception Hall
- Downstairs WC and Cloakroom
- Generous Lounge/Dining with Outlook to Front and Rear
- Family Room with Outlook To Front
- Modern Fully Fitted Kitchen with Range of Integrated Appliances and Double Doors Leading to Rear Garden
- Downstairs Shower Room and Utility
- Three Well Proportioned Bedrooms with the Possibility of Changing Principal Bedroom into two Bedrooms
- Potential to Extend (Subject to Planning)
- Family Bathroom
- uPVC Double Glazing
- Gas Fired Central Heating
- Ample Driveway Parking
- Generous Gardens with Beautifully Mature Planting, Laid in Lawns and Patio Areas Ideal for Children at Play and Outdoor Entertaining
- Popular and Sought After Convenient Location
- Within a short walk to the Bangor to Holywood Coastal Path, Bangor West Railway Halt and Direct Access to the Main Arterial Routes for City Commuting
- Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Ultrafast Broadband Available

Accommodation

Ground Floor

Reception Hall

Downstairs WC

Lounge
17'4" x 12'4"

Kitchen/Dining
17'4" x 10'7"

Living Room
12'4" x 9'11"

Downstairs Shower Room &
Utility

First Floor

Landing

Bedroom One
17'4" x 10'7"

Bedroom Two
12'4" x 8'11"

Bedroom Three
12'4" x 8'5"

Bathroom

Outside

Ample Driveway Parking

Front and Rear Gardens

Raised Deck Area

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk



"Situated on the ever-popular Bryansburn Road number 118 has been a wonderful family home and provides the opportunity for a downsizer or young family to create a beautiful home in this convenient and sought after area."



Directions

Travelling on the Bryansburn Road towards Bangor City Centre number 118 is located on the left hand side.



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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JOHNMINNIS

ESTATE AGENTS & LETTING SPECIALISTS

Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 - 100) A | | |
| (81 - 91) B | | |
| (69 - 80) C | | |
| (55 - 68) D | | |
| (39 - 54) E | | |
| (21 - 38) F | | |
| (01 - 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 73 | 75 |

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