



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**21 KILLAIRE PARK | Bangor**  
**OFFERS AROUND £175,000**



**Offers Around £175,000**  
Semi-Detached  
3 Bedrooms  
2 Receptions



## Property Features

- Charming Semi-Detached Property with many Original Features on an Elevated Site
- Some Rooms Benefitting from Views to Belfast Lough & The Irish Sea
- Well Presented Throughout
- Potential to Extend Subject to the Necessary Planning and Consents
- Lounge with feature Fireplace
- Recently Refurbished Kitchen with Dining Area
- Open Plan to Living Area with Feature Fireplace & Double Doors to Garden
- Three Bedrooms
- Bathroom
- Spacious Garden to Front & Rear Garden with Patio Area & Lawn
- Ample Driveway Parking & Detached Garage
- Oil Fired Central Heating & Double Glazed Windows
- Much Sought After Bangor West Location within walking distance of The Coastal Path & Carnalea Train Station
- Popular Local Primary & Post Primary Schools
- Perfect for those Commuting to Belfast and beyond on a Daily Basis
- Ideal for a Range of Purchasers

# Accommodation

## Ground Floor

Entrance Hall

Lounge

14'6" x 11'5"

Kitchen/Diner

18'6" x 9'6"

Living Area

14'8" x 12'5"

## First Floor

Landing

Bedroom One

9'4" x 9'4"

Bedroom Two

9'4" x 8'5"

Bedroom Three

8'9" x 5'9"

Bathroom

## Outside

Detached Garage

19'1" x 11'6"

Rear Garden

Front Garden

Driveway Parking

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

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



"This attractive semi-detached property occupies a spacious and elevated site, which benefits from some views of Belfast Lough and the Irish Sea. The property is located in Carnalea and therefore within walking distance of the North Down Coastline and Carnalea train station, ideal for those commuting to Belfast for work. The location is well renowned for an array of local schooling being close at hand. The picturesque village of Crawfordsburn and Crawfordsburn Country Park are only a short stroll away"



# Directions

Travelling from Crawfordsburn in the direction of Bangor, turn left into Killaire Park and Number 21 is located on the left hand side.



| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 - 100) <b>A</b>                                |         |           |
| (81 - 91) <b>B</b>                                 |         |           |
| (69 - 80) <b>C</b>                                 |         |           |
| (55 - 68) <b>D</b>                                 |         |           |
| (39 - 54) <b>E</b>                                 |         |           |
| (21 - 38) <b>F</b>                                 | 35      |           |
| (01 - 20) <b>G</b>                                 |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |
|  |         | 62        |

## 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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