



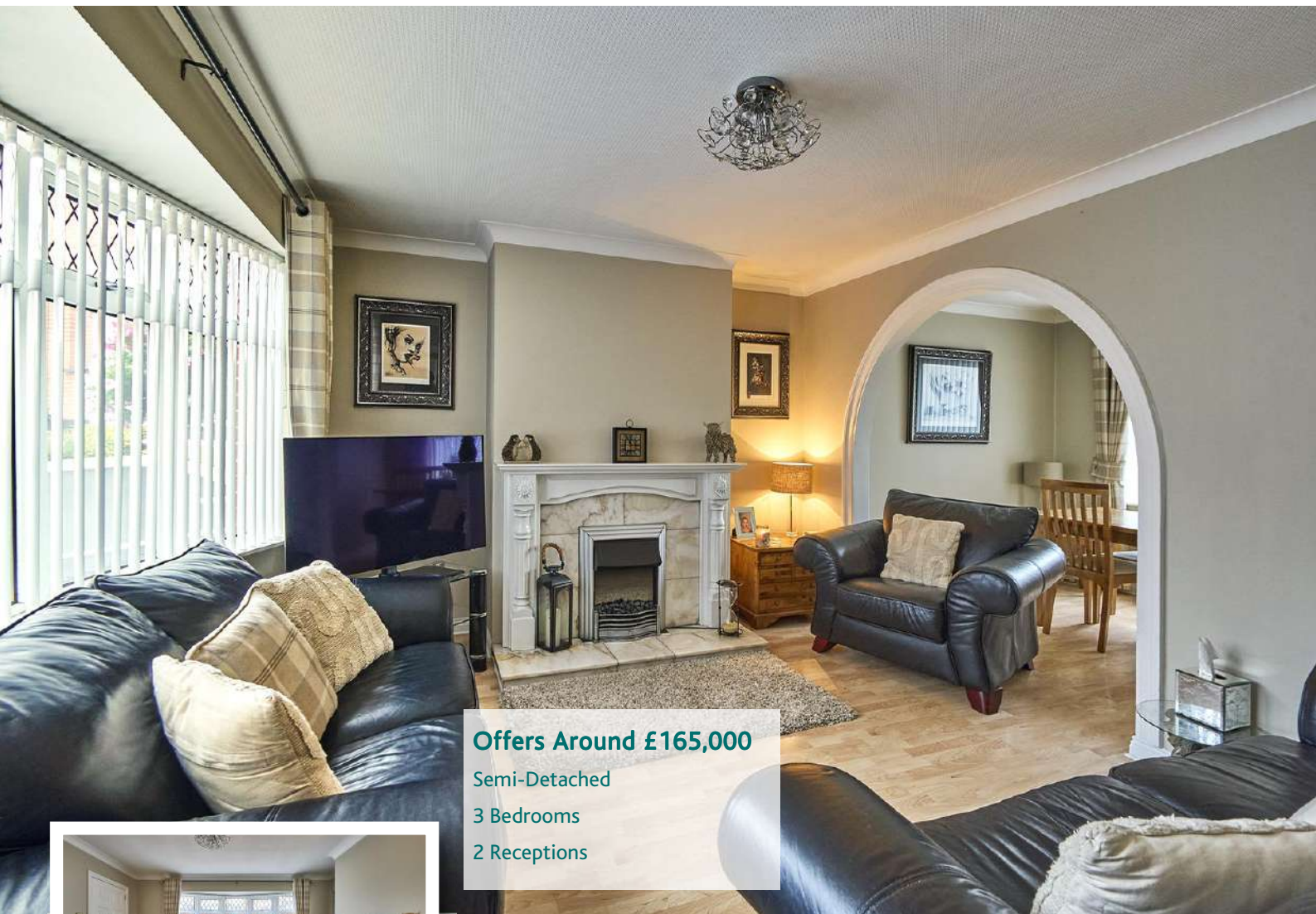
**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**9 CLOVERHILL GROVE, BANGOR, BT19 6YA**  
**OFFERS AROUND £165,000**

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







Offers Around £165,000

Semi-Detached

3 Bedrooms

2 Receptions

## Property Features

- Immaculately Presented Semi Detached Property in Popular and Convenient Location
- Within Walking Distance of Local Shops and Amenities, Schools and Linear Park
- Bright and Airy Living Room with Open Fire and Archway to Dining Room
- Modern Fitted Kitchen with Excellent Range of Integrated Appliances
- Three Well Appointed Bedrooms
- Shower Room with Recently Installed Contemporary White Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Quiet Cul-de-Sac Location
- Private Off-Street Parking for Three to Four Cars
- Fully Enclosed South Facing Rear Garden in Lawns with Patio Area
- Early Viewing Strongly Recommended to Fully Appreciate all that is on Offer



# Accommodation

## Ground Floor

Reception Hall

**Living Room**  
13' 2" x 12' 2"

**Dining Room**  
9' 4" x 8' 9"

**Kitchen**  
11' 6" x 8' 9"

## First Floor

Landing

**Bedroom One**  
13' 4" x 8' 8"

**Bedroom Two**  
11' 2" x 9' 7"

**Bedroom Three**  
11' 4" x 7' 9"

**Shower Room**

## Outside

Tarmac Driveway with Parking for Three to Four Cars

Fully Enclosed Rear Garden Laid in Lawns with Patio Area and Southerly Aspect

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



Tucked away in a quiet cul-de-sac off Ashbury Avenue within this popular residential area, this is an ideal opportunity to purchase a well presented semi detached home which requires little left to do but move your furniture in and enjoy. Linear park, local primary schools, shops and amenities are all within walking distance.

In brief, the accommodation comprises of living room with open fire and archway to dining room, modern fitted kitchen with excellent range of integrated appliances, three well appointed bedrooms and recently installed shower room with contemporary white suite. Outside benefits from generous off-street parking and well maintained fully enclosed rear garden with southerly aspect. Gas fired central heating and uPVC double glazing add to the list of features.

Early viewing strongly recommended to fully appreciate all that is on offer.

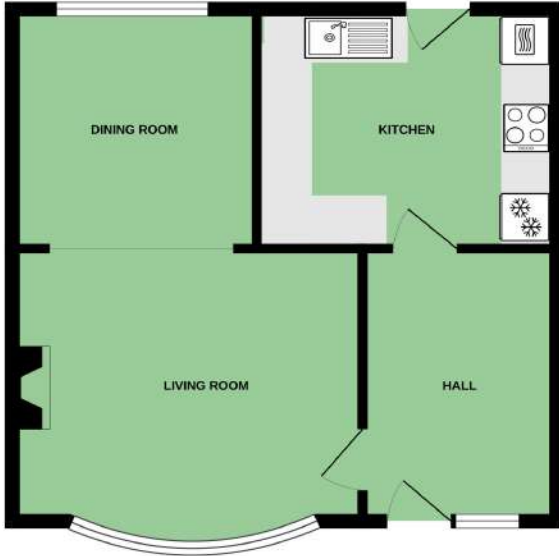




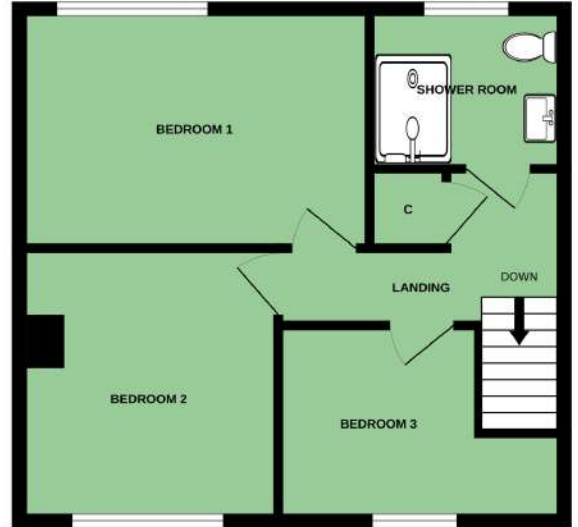
# Directions

Travelling along Ashbury Avenue from the Silverbirch Road turn right into Cloverhill Park and second left into Cloverhill Grove. Number 9 is on your right hand side at the bottom of the cul-de-sac.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



## Viewing

By appointment through agent.

## Free Valuation

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



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



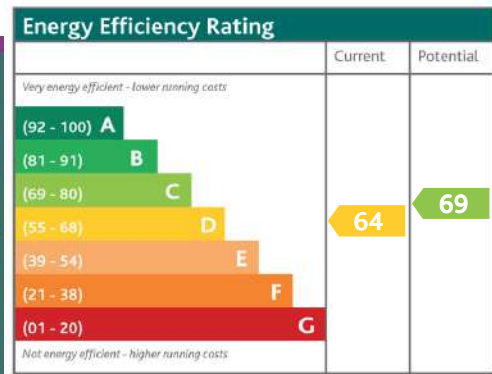
## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



As featured in THE SUNDAY TIMES and THE IRISH TIMES



## Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



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 John Minnis, 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.



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS