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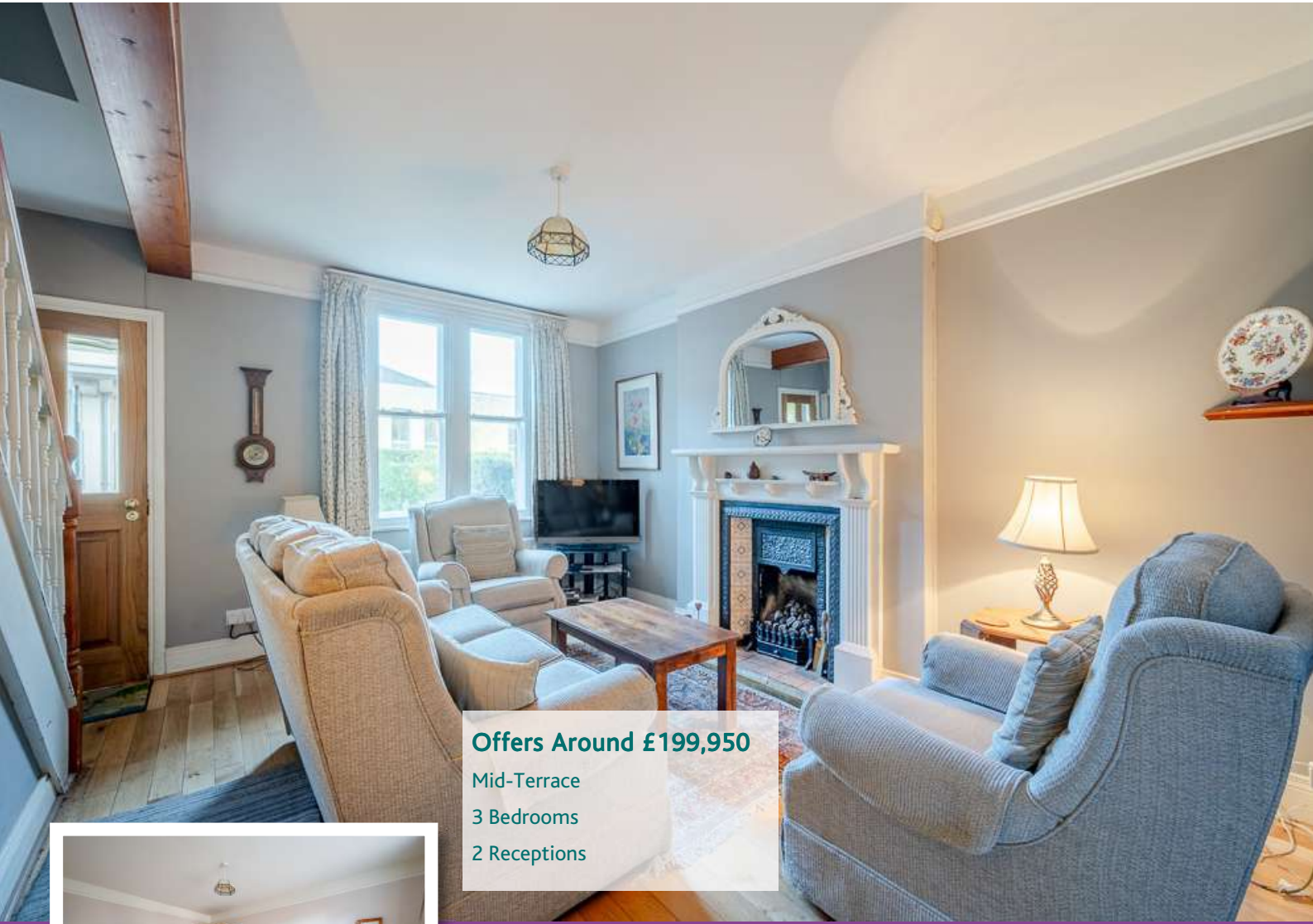
**'TEAL COTTAGE' 84 HAMILTON ROAD,
BANGOR, BT20 4LG
OFFERS AROUND £199,950**

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



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Offers Around £199,950

Mid-Terrace

3 Bedrooms

2 Receptions



Property Features

- Attractive Mid Terrace Cottage with Direct Access onto Ward Park and No Onward Chain
- Arguably One of Bangor's Most Iconic City Centre Properties
- Deceptively Spacious with a Range of Different Layouts
- Charm and Character in Abundance
- Living Room with Attractive Carved Wooden Fireplace, Gas Coal Effect Fire and Solid Oak Floor
- Sitting Room or Potential Third Bedroom with Feature Marble Fireplace and Open Fire
- Kitchen with Range of Integrated Appliances and High Gloss Units
- Conservatory with Access onto the Rear Courtyard
- Two Well Proportioned First Floor Bedrooms Including Bedroom One with Built-in Drawers and Shelving
- First Floor Bathroom with Four Piece Suite
- Ground Floor Shower Room with Three Piece Suite
- Phoenix Gas Heating
- Front Driveway and Forecourt in Attractive Brick Paviour with Parking
- Fully Enclosed Rear Courtyard in Attractive Brick Paviour Part of Which is Covered for Storage and Has a Southerly Aspect

Accommodation

Ground Floor

Enclosed Entrance Porch

Living Room

13' 8" x 10' 2" at widest points

Shower Room

Kitchen with Casual Dining Area

15' 11" x 7' 11" at widest points

Conservatory

11' 10" x 7' 7"

Sitting Room or Bedroom Three

13' 9" x 9' 5"

First Floor

Landing

Bedroom One

13' 9" x 9' 8" at widest points

Bedroom Two

13' 9" x 9' 7" at widest points

Bathroom

Outside

Driveway to Front

Enclosed Courtyard
Rear Garden, Southerly Aspect, Direct Access to Ward Park

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



Arguably one of Bangor's most iconic city centre properties, this idyllic grade B2 listed cottage is sure to create suitable interest with its charm and character in abundance as well as the fact there is no onward chain. One of only a few properties backing onto Ward Park and with direct access highlights the rare nature of this property even more.

The property itself is deceptively spacious and provides a range of layouts to suit the needs of the owners with the ground floor comprising living room with attractive fireplace, gas coal effect fire and solid oak floor, fitted kitchen with range of integrated appliances and high gloss units, conservatory, shower room and sitting room, or potential third bedroom, with feature marble fireplace. Upstairs this fine home is further enhanced by having two good sized bedroom including bedroom one with built-in drawers and shelving. There is also a bathroom with four piece suite. Outside there is a driveway and forecourt to the front in attractive brick paviour providing parking whilst to the rear is an enclosed attractive courtyard garden, part of which is covered for storage, in attractive brick paviour. The property also benefits from Phoenix Gas heating.



Directions

Number 84 Hamilton Road is beside the Bangor Carnegie Library and Ward Park.



All measurements are approximate and for display purposes only.



Viewing

By appointment through agent.

Free Valuation

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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>			
		60	64

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