



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**63 DEANFIELD, BANGOR, BT19 6NX**  
**OFFERS AROUND £359,950**

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



# The Property

Located in this extremely popular and highly sought after residential area here is an ideal opportunity to purchase an outstanding substantial detached family home. The accommodation is bright, spacious and flexible with a tremendous flow of natural light and provides a range of different layouts to suit the needs of the home owners.

The ground floor comprises living room with solid oak floor, feature stone fireplace and hearth with gas fire and a good sized open plan kitchen to casual dining/family area. Upstairs this fine home is further enhanced by having five well proportioned bedrooms including main bedroom with large double built-in wardrobe and en suite shower room. The fifth bedroom could also be that all important home office. There is also a large bathroom with four piece white suite which includes panelled bath with Jacuzzi jets and separate shower cubicle also with power jets.

Outside does not disappoint either. There is a front garden in lawns, large driveway and forecourt in attractive brick paviour providing parking for cars, caravans and boats, etc. To the rear you have a fully enclosed garden with lawns, paved patio barbecue area, excellent degree of privacy and southerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun. Other benefits include Phoenix Gas heating, uPVC double glazed windows, ground floor WC and integral garage which is currently partitioned providing utility room and storage.

The property is conveniently positioned with ease of access to Bangor's town centre as well as other amenities such as leading schools, shops and Ballyholme beach and village. Demand is anticipated to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Outstanding Substantial Detached Family Home
- Versatile and Flexible Accommodation with Tremendous Flow of Natural Light
- Living Room with Solid Oak Floor, Feature Stone Fireplace and Gas Fire
- Good Sized Open Plan Kitchen to Casual Dining/Family Area
- Five Well Proportioned Bedrooms Including Main Bedroom with Large Double Built-in Wardrobe and En Suite Shower Room
- Bedroom Five Could be That All Important Home Office
- Large Bathroom with Four Piece Suite to Include Panelled Bath with Jacuzzi Jets and Separate Shower Cubicle with Power Jets
- Additional Downstairs WC



**Offers Around £359,950**  
Detached  
5 Bedrooms  
2 Receptions

## Property Features

- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns
- Driveway in Attractive Brick Paviour with Parking for Cars, Caravans and Boats
- Fully Enclosed Rear Garden in Lawns with Paved Patio Barbecue Area, Excellent Degree of Privacy and Southerly Aspect Making an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Integral Garage Currently Partitioned to Provide Utility Room and Storage
- Conveniently Positioned with Ease of Access into Bangor's Town Centre as Well as Ballyholme Beach and Village
- Other Amenities Close by Such as Schools and Shops
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Early Viewing Essential

# Accommodation

## Ground Floor

Spacious Reception Hall

Living Room  
17'11" x 14'10"

Open Plan Kitchen to Casual Dining/Family Area  
22' x 13'11"

Downstairs WC

## First Floor

Landing

Bedroom One  
17'10" x 14'10"  
En-Suite Shower Room

Bedroom Two  
13'11" x 10'10"

Bedroom Three  
10'11" x 10'4"

Bedroom Four  
10'11" x 10'7"

Bedroom Five or Home Office  
7'7" x 7'7"

Large Bathroom

## Outside

Integral Garage  
17'11" x 17'2"

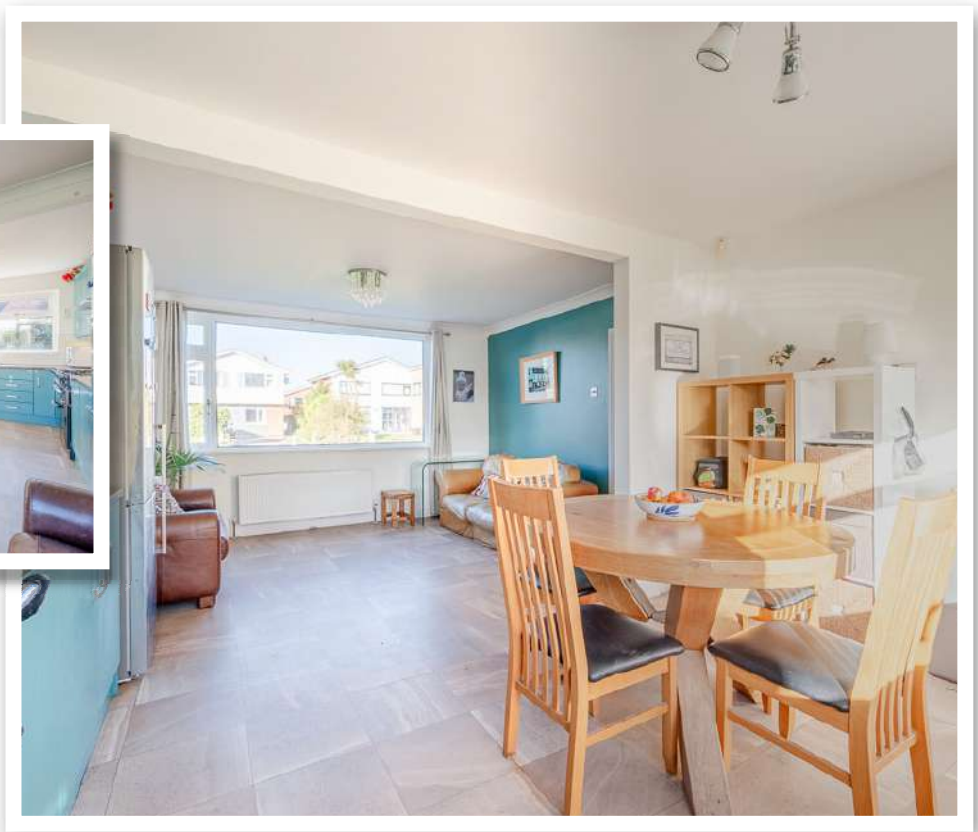
Large Driveway

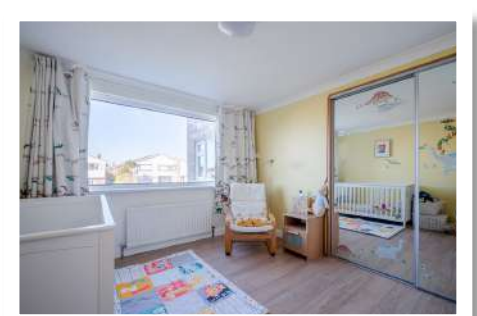
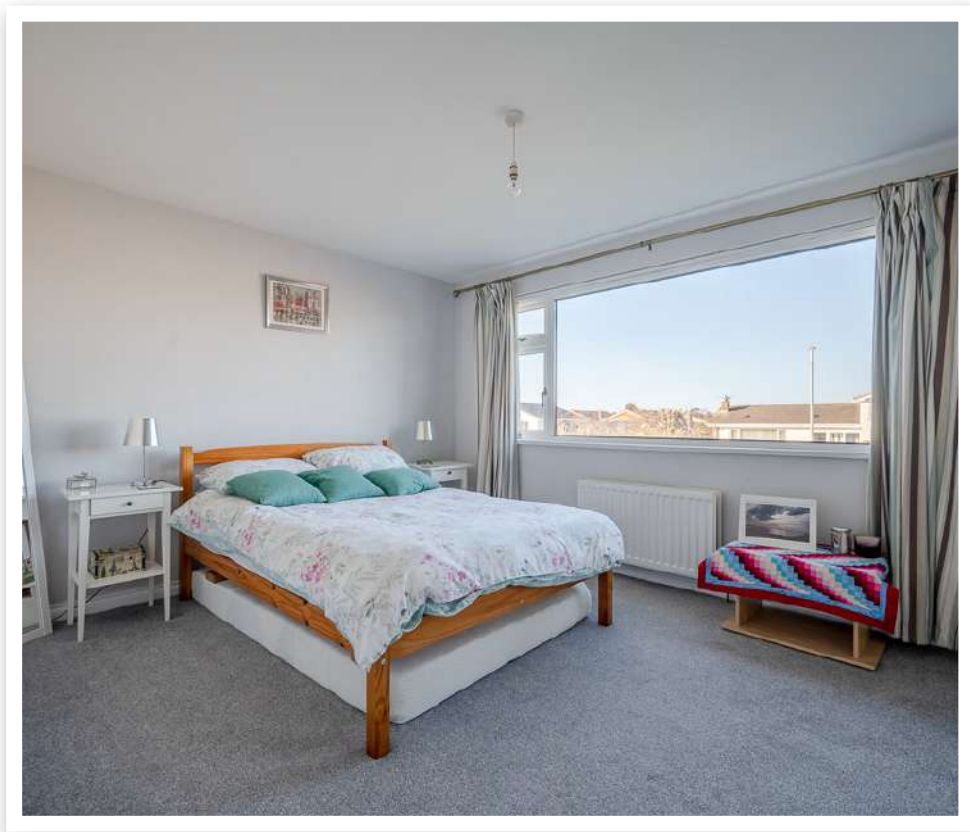
Fully Enclosed Rear Garden

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

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









# Directions

Heading out of Bangor, along Donaghadee Road, turn right onto Ballycrochan Road. Take the second on your left into Deanfield.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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THE SUNDAY TIMES  
THE SUNDAY TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		76	78
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

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