



4 Kingsmere Avenue | Bangor | BT19 6FG

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4 Kingsmere Avenue

An excellent semi-detached property in the desirable Silverbirch area of Bangor

3 well-proportioned bedrooms

Family bathroom with white 3 piece suite

Living room with open fire, open plan to dining room

Lovely modern kitchen with access to the rear garden

Private and fully enclosed rear garden with feature decking area

Superb location close to schools and amenities

Oil fired central heating

Chain free

Excellent value for money

Offers Around: £124,950



Chain free - A Perfect Start!

This fantastic semi-detached property sits on a bright, large corner site in the much sought after Silverbirch area of Bangor and is ideal for first time buyers or young families looking for a quiet cul-de-sac location close to schools and amenities. The rear garden is fully enclosed and benefits from sun throughout the day, making it perfect for barbeques or children playing all year round. Properties in this area are highly sought after and this one certainly stands out as an excellent buy!

Downstairs comprises of a bright and spacious entrance hall, a lovely living room open plan to the dining room and a modern kitchen which has access to the spacious and bright rear garden. Upstairs comprises 3 well-proportioned bedrooms and a bright family bathroom with a white 3 piece suite, complete with a shower over the bath.

Externally, this property sits on a large corner site with front and side gardens laid in lawn with mature shrubs and plants. There is a driveway to the side with parking for 2+ cars. To the rear, the outdoor space has been beautifully designed to provide a feature decked area with pebbled pathways and as it catches the sun throughout the day, it is a perfect space for the children to play or for entertaining family and friends.

Kingsmere Avenue is a very convenient and sought after location to live and offers a range of primary and secondary schools close by. There is easy access to the popular Bloomfield Shopping Centre and there is also a shopping village within walking distance. Situated on a bus route and with easy access to the ring roads for commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		59
E 39-54	53	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



THIS PROPERTY COMPRISES

GROUND FLOOR

Solid wood door to...

ENTRANCE HALL Under stair storage, laminate flooring.

LIVING ROOM 13'4 x 11'4 (4.07m x 3.45m) Feature brick fireplace with tiled hearth and open fire, laminate flooring. Open plan to...

DINING ROOM 8'8 x 9'7 (2.64m x 2.91m)

KITCHEN 8'6 x 10'4 (2.59m x 3.16m) Range of high and low level units, laminate work surfaces, single drainer stainless steel sink unit, breakfast bar, concealed extractor hood, under unit lighting, ceiling spotlights, tiled floor, plumbed for washing machine. Door to rear garden.

FIRST FLOOR

BEDROOM (1) 9'10 x 13'8 (2.99m x 4.17m) Wood effect flooring.

BEDROOM (2) 8'11 x 13'0 (2.72m x 3.97m)

BEDROOM (3) 7'11 x 8'5 (2.42m x 2.56m)

BATHROOM White 3 piece suite comprising low flush WC, pedestal wash hand basin, panel bath with shower over, glass shower screen, tiled effect flooring, part tiled walls.

OUTSIDE

Front and side gardens laid in lawn with mature shrubs.

Tarmac driveway to the side with parking for 2 cars.

Enclosed rear in pebbles and feature decked areas with built-in lighting bordered by mature flowerbeds. Outside light. Water tap.

LOCATION

Heading along the Robinson Road from the ring road, turn right onto Silverbirch Road. Take the 3rd road on the right, Kingsmere Avenue, and number 4 is on the right.