

Sales, Lettings and Property Management

Detached Family Home in Prime Bangor Location

Located in an desirable location opposite Lesley Bloomfields and adjacent to Valentine Playing Fields, this four bedroom detached property is perfect for those looking for their ideal family home or those looking to expand their rental portfolio.

Boasting a bright living room, well-proportioned

kitchen and an open-plan dining area and sunroom, this home lends itself to modern living. The private rear garden allows for relaxation or entertaining.

The convenience of a downstairs W/C enhances the functionality of the ground floor. Upstairs, four spacious bedrooms include a master with ensuite.

The main bathroom provides both practicality and a space to relax and unwind after a long day.

The property's exceptional location – just a 10-minute walk from Bangor Centre – makes it an unparalleled offering for discerning buyers.













THIS PROPERTY COMPRISES

Hallway 6'10" x 10'7"

Storage 2'11" x 3'10"

Living Room 14'3" x 15'9"

Kitchen 22'11" x 13'4"

Sunroom 15'3" x 11'9"

Landing 12'6" x 6'8"

Downstairs WC 3'1" x 5'7"

Bedroom 1 13'3" x 10'11"

Ensuite 8'2" x 5'10"

Bedroom 2 10'11" x 9'4"

Bedroom 3 10' x 9'8"

Bedroom 4 9'8" x 8'2"

Bathroom 6'1" x 6'1"

Directions

The Lineybrook Lane Development is situated off the South Circular Road, directly facing Lesley Bloomfields.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Managed Freehold Management Fee - Understood to be £225 per annum

Rates - Understood to be approx £1,553.29 per annum

PROPERTY FEATURES

- Detached Four Bed
 In The Popular
 Lineybrook
 Development
- · Bright Living Room
- Well Proportioned
 Kitchen
- Open-Plan Dining
 Area And Sunroom
- Downstairs WC
- Four Spacious
 Bedrooms
- Master With Ensuite
- Secure Garden
- Gas Fired Central
 Heating System
- Close To Lesley
 Bloomfields, Bangor
 Town Centre And
 Local Schools

FLOOR PLANS

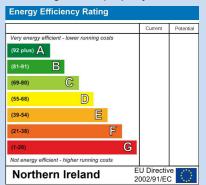






Energy Efficiency Rating

The rating for this property is:



^{*} For your information: The UK average rating is 'E50'.



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WILL YOU NEED A MORTGAGE?

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LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



























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