



90 CRAWFORDSBURN ROAD,
BANGOR, BT19 1BH



Offers Around £299,950



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SALES / RENTALS / SURVEYS

90 Crawfordsburn Road, Bangor, BT19 1BH

- Spacious detached bungalow in the sought-after Bangor West area
- Large living room with feature fireplace for a cosy atmosphere
- Modern open-plan kitchen and dining area with double doors to the rear garden
- Two well-proportioned bedrooms, separate WC, and three-piece bathroom suite
- Enclosed front and rear gardens with a detached garage for additional storage and parking
- Benefits from Phoenix Gas heating, cavity wall insulation, and double glazing throughout
- No onward chain, offering a smooth and hassle-free purchase process

ENTRANCE PORCH

Composite door with glazed side screen, tiled floor

ENTRANCE HALL

Glazed inner door, single panelled radiator.



LOUNGE

16' 8" x 12' 0" (5.087m x 3.661m)

Feature fireplace with carved wood surround, inset gas fire, x2 double panelled radiators.



OPEN PLAN KITCHEN / LIVING / DINING AREA

21' 6" x 9' 8" (6.554m x 2.947m)

Range of high- and low-level cupboards, space for American style fridge freezer, integrated oven and gas hob, integrated microwave, recessed stainless steel sink with chrome mixer tap, integrated dishwasher, stainless steel extractor fan, single panelled radiator, glazed Upvc door to rear garden



BEDROOM (1)

12' 2" x 9' 11" (3.712m x 3.024m)

Single panelled radiator



BEDROOM (2)

11' 10" x 9' 11" (3.606m x 3.027m)

Built in robes, single panelled radiator.



SEPARATE WC

Push button wc, wall mounted wash hand basin, extractor fan, consumer unit



BATHROOM

Panelled bath with chrome mixer taps, walk in shower with mains thermostatic shower, push button wc, pedestal wash hand basin, recessed lighting, panelled radiator



DETACHED GARAGE

26' 9" x 8' 10" (8.161m x 2.682m)

Roller electric door, light and power

OUTSIDE

Enclosed rear garden, patio area, raised flowerbeds, water feature, patio area

Front: tarmac driveway, front area in lawn



VIEWING

By appointment through agents

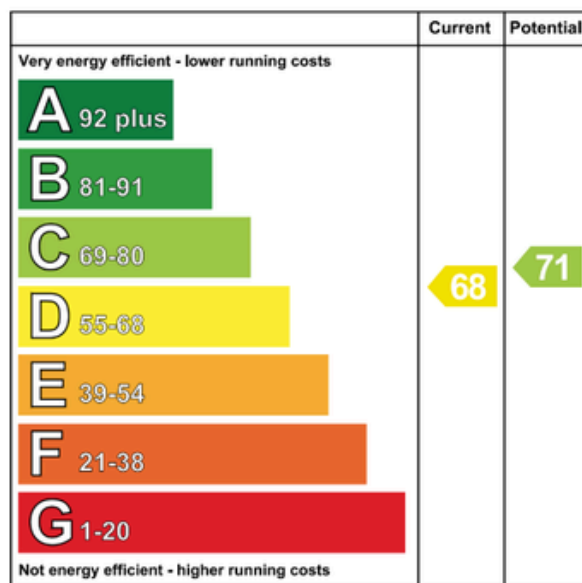
CAPITAL VALUE RATING ASSESSMENT: £185,000

DIRECTIONS

Leaving Bangor via the Bryansburn Road, continue unto the Crawfordsburn Road, at the roundabout at the Rathmore Road continue on the Crawfordsburn Road and the property is along on the right hand side.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>.



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