



OFFERS AROUND

**£139,950**

10 Monea Drive  
Bangor  
BT19 1AQ



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**PINKERTONS**

Sales, Lettings and Property Management

# Huge Potential Awaits In This Chalet Bungalow In Bangor

Set on a desirable corner plot in a quiet Bangor cul-de-sac, this semi-detached chalet bungalow enjoys an elevated position with far-reaching views across Bangor, all the way to Belfast Lough. It features three gardens—to the front, rear, and a particularly generous side garden offering real potential.

The home includes a spacious living room, kitchen, two ground-floor bedrooms, and a third upstairs bedroom with adjoining room—ideal for walk-in wardrobe space or additional storage. The upper level also benefits from floored loft storage and insulation.

Additional features include a cemented under-house storage area and a large private driveway offering ample off-street parking.

Well located for access to schools, shops, and transport links, this property offers comfort today—and space to grow tomorrow.



# PROPERTY FEATURES



- Semi-Detached Chalet Bungalow On Generous Corner Plot
- Elevated Position With Views Across Bangor To Belfast Lough
- Spacious Living Room And Kitchen
- Three Bedrooms
- Additional Upstairs Space
- Partially Floored Loft With Insulation
- Gardens Front, Rear And Side
- Oil Fired Central Heating
- Cemented Under-House Storage Area
- Close To Local Schools, Amenities And Transport Links









## THIS PROPERTY COMPRISES

### Hallway

6'1" x 11' & 12'9" x 6'11"

### Storage

3'6" x 3'5"

### Living Room

11'7" x 20'3"

### Kitchen

9'6" x 12'11"

### Storage

1'10" x 4'

### Bathroom

6'2" x 6'3"

### Boiler

2'1" x 1'11"

### Bedroom 1 (Downstairs)

12'9" x 8'9"

### Bedroom 2 (Downstairs)

10'7" x 10'8"

### Bedroom 3 (Upstairs)

13'1" x 9'7"

### Attic

22'6" x 29' (approx)

### Floored Storage

9'7" x 6'5"

### Directions

Monea Drive is situated off Rostrevor Way in the Clondeboye area in Bangor.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

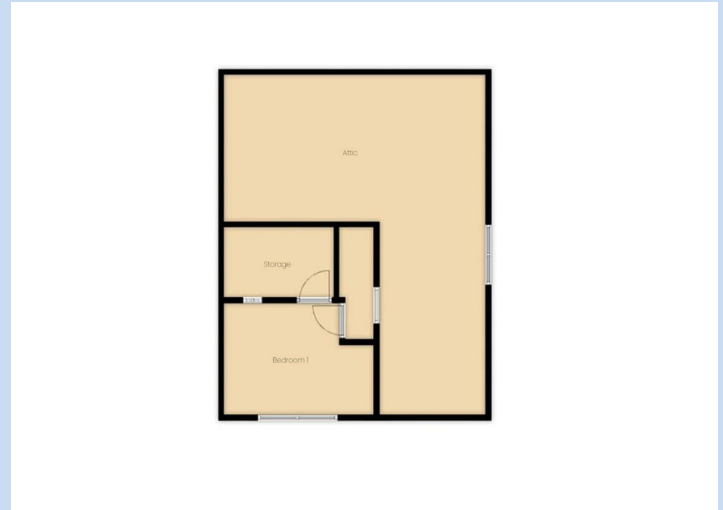
Tenure -

Rates - Understood to be approx £845.17 per annum.

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



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