



4 BRYANSGLEN WEST,
BANGOR, BT20 3ST



Offers Around £449,950



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ESTATE AGENTS

SALES / RENTALS / SURVEYS

4 Bryansglen West, Bangor, BT20 3ST

- Spacious Detached Bungalow in the sought-after Bangor West area – a rare opportunity!
- Bright & Elegant Interiors featuring a welcoming hallway with solid wood floors.
- Stylish Lounge with a gas fire and stunning views over Carnalea Golf Club.
- Flexible Living Space with a separate dining room leading to an additional living area.
- Well-Appointed Kitchen with ample storage, integrated appliances, and a casual dining area.
- Bathroom & Separate Shower Room providing convenience for busy households.
- Beautiful Gardens & Ample Parking with a detached garage and additional storage space.

ENTRANCE PORCH

Upvc entrance door with glazed side screen

ENTRANCE HALL

20' 1" x 6' 1" (6.110m x 1.856m)

Glazed wood door with glazed side screen, solid wood flooring, single panelled radiator, dado rail,

LIVING ROOM

20' 10" x 13' 5" (6.358m x 4.086m)

Carpeted, double panelled radiator x2, corner gas fire with wood mantle and raised slate hearth, cornicing, recessed lighting, views across to Carnalea golf club.

DINING ROOM

12' 6" x 12' 4" (3.818m x 3.772m)

Solid wood floors, double panelled radiator. Arch through to:

LOUNGE

16' 9" x 16' 3" (5.099m x 4.946m)

At widest. Carpeted double panelled radiator x2, wall mounted electric fire, consumer unit.

KITCHEN

18' 10" x 11' 2" (5.729m x 3.413m)

At widest. Range of high and low level cupboards, roll edged worktops, gas range with electric double oven, integrated fridge freezer, double panelled radiator, one and half bowl stainless steel jaw box sink, brass mixer tap, integrated dishwasher, integrated extractor fan, recessed lighting



UTILITY ROOM

10' 4" x 6' 11" (3.151m x 2.118m)

Stainless steel sink unit, plumbed for washing machine, space for tumble dryer, built in storage cupboard, glazed upvc rear door, tongue and groove ceiling



INNER HALLWAY

21' 10" x 3' 6" (6.666m x 1.079m)

Roofspace hatch, storage cupboard off, single panelled radiator

BEDROOM (1)

13' 5" x 9' 5" (4.077m x 2.869m)

Single panelled radiator



BEDROOM (2)

13' 5" x 9' 6" (4.082m x 2.903m)

Single panelled radiator, built in storage

BEDROOM (3)

13' 4" x 11' 11" (4.067m x 3.643m)

Double panelled radiator, built in wardrobes



BEDROOM (4)

9' 10" x 8' 9" (2.987m x 2.655m)

Double panelled radiator, built in wardrobe



BATHROOM

7' 7" x 5' 10" (2.311m x 1.770m)

Panelled bath with sliding shower screen, pedestal wash hand basin, low flush wc, single panelled radiator, tiled walls and floors, tongue and groove ceiling

SHOWER ROOM

8' 3" x 5' 10" (2.505m x 1.770m)

Shower enclosure with Mira electric shower, half pedestal wash hand basin with chrome mixer tap, push button wc, heated chrome towel rail, tongue and groove ceiling, recessed lighting, storage cupboard off



OUTSIDE

Tarmac driveway to front, mature shrubbery and trees. Rear garden: concreted driveway area, paved patio area. Side gardens: in lawn, mature trees

DETACHED GARAGE

25' 4" x 10' 4" (7.712m x 3.16m)

Light and Power

VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £280,000.

Rates for year end April 2025: £2,558.36 approx.

DIRECTIONS

Leaving Bangor via the Bryansburn Road, continue through the roundabout, turn right unto Bryansglen Park, take left unto Bryansglen West 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/ukxi/2017/692/made>.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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