

Spacious four Bedroom Detached Home with Flexible Living, Detached Garage, and Prime Location Near Bangor Centre and Ward Park

This spacious four bedroom detached home offers exceptional flexibility, with one of the reception rooms easily adaptable as a second living area—ideal for an elderly relative or an older child seeking independence.

While the property would benefit from cosmetic updating, it presents an exciting opportunity to create a bespoke family home. The generous lounge provides a comfortable retreat,

while the well-proportioned kitchen boasts ample space for dining, making it perfect for family meals and entertaining. The expansive roof space offers excellent storage or potential for future development (subject to approvals). A detached garage adds valuable practicality, and the driveway provides convenient off-street parking. Ideally situated within walking distance of Bangor's vibrant centre and just a stone's throw from the picturesque Ward Park, this home combines convenience with

tranquillity

With its sought-after location and endless potential, this property is a fantastic opportunity for buyers looking to put their own stamp on a home.











PROPERTY FEATURES

- Detached Bungalow
 In Prime City Centre
 Location
- Generous Sized
 Living Room With
 Feature Electric Fire
- Modern Kitchen With Range Of Integrated Appliances
- Four Bedrooms,
 Three With Built In
 Robes
- Bathroom With Shower Cubicle And Separate WC
- Floored Roofspace
 With Power And Velux
 Window
- Detached Garage
 And Concrete
 Driveway
- Enclosed Rear
 Garden With Patio
 And Lawn Area
- Oil Fired Central
 Heating And uPVC
 Double Glazing
- Chain Free Property



















THIS PROPERTY COMPRISES

Porch 4'5" x 4'2"

Hallway 19' x 4'8"

Storage 1'10" x 2'7"

Living Room 14'11" x 12'5"

Kitchen 11'4" x 9'10"

Bathroom 5'1" x 5'6"

Toilet 2'7" x 5'6"

Middle Hall 10'10" x 8'10"

Storage 2'7" x 1'10"

Bedroom 1 20'11" x 13'9"

Bedroom 2 13'6"x 12'1"

Bedroom 3 10'10" x 10'11"

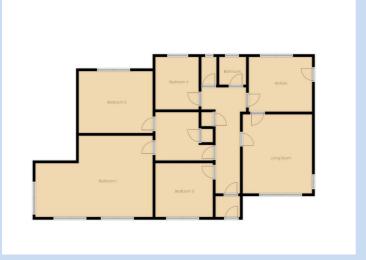
Bedroom 4 8'4" x 9'

Garage 8'10 x 19'1"

Directions

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE Tenure - TBC Ground Rent - TBC. Rates - Understood to be approx £1,690.35 per annum.

FLOOR PLANS



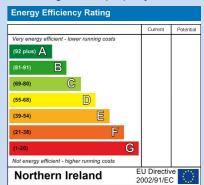


GROUND FLOOR



Energy Efficiency Rating

The rating for this property is:



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



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