



16 DELLMOUNT ROAD

BANGOR BT20 4TY

£199,950



HOUSE - SEMI-DETACHED

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Located in this extremely popular residential area here is an ideal opportunity to purchase a deceptively spacious extended semi detached home with no onward chain. The flexible accommodation offers a variety of different layouts to suit the needs of the owners but currently comprises living room with tiled fireplace. The living room is open plan to a kitchen with casual dining area. There is also a bedroom with en suite shower room which could also be used as a family room. Upstairs there are three additional bedrooms as well as a bathroom with two piece suite and separate WC.

Outside you have a front garden in lawns and fantastic good sized fully enclosed rear garden in lawns with plants, shrubs, trees and extensive terrace area. The rear garden also has a westerly aspect making it ideal for children at play, outdoor entertaining or enjoying the sun. It also provides ample room to extend subject to necessary approvals. Other benefits include Phoenix Gas heating, uPVC double glazed windows and store room with light and power.

This property is conveniently positioned with ease of access to many amenities including Bangor Golf Club, Ward Park, leading local schools, Aurora Aquatic and Leisure Complex, Bangor centre and Ballyholme beach and village. With the potential this property has demand is anticipated to be high and to a wide range of prospective purchasers including first time buyers, young professionals and families. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.



ROOM DETAILS

Entrance

uPVC double glazed front door, uPVC double glazed side panel to reception hall.

RECEPTION HALL:

Storage under stairs.

LIVING ROOM:

(14'2" x 12'0")
at widest points
Tiled fireplace and hearth, open plan to kitchen with dining area.

KITCHEN WITH CASUAL DINING AREA:

(20'7" x 9'3")
at widest points
Range of storage cupboards, granite effect work surfaces, single bowl single drainer

stainless steel sink unit with mixer tap, plumbed for washing machine, space for cooker range, extractor fan, part tiled walls.

REAR HALLWAY:

uPVC double glazed door to outside.

BEDROOM (4):

(14'10" x 13'0")
at widest points

ENSUITE WET ROOM:

Comprising shower, low flush WC, pedestal wash hand basin, mixer tap, tiled splashback, extractor fan.

LANDING:

Storage cupboard, access to roofspace.

BEDROOM (1):

(12'0" x 11'6")
at widest points

BEDROOM (2):

(10'9" x 9'5")

BEDROOM (3):

(9'0" x 8'9")
at widest points
Built-in wardrobe.

BATHROOM:

Two piece suite comprising bath with mixer tap and hand shower, pedestal wash hand basin, part tiled walls.

SEPARATE WC:

Comprising low flush WC, part tiled walls.

Outside

Front garden in lawns, driveway with parking leading to store room.

STORE ROOM:

(10'6" x 7'10")
at widest points
With power and light.

Outside.

Fantastic good sized fully enclosed rear garden with lawns, plants, shrubs and trees, extensive terrace area, westerly aspect making it ideal for children at play, outdoor entertaining or enjoying the sun.



DIRECTIONS

Heading out of Bangor along Gransha Road turn left onto Fairfield Road, take the third on your right into Dellmount Road.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

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