



30 SOUTH AVENUE,
BANGOR, BT20 4DU



Offers Around £109,950



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ESTATE AGENTS

SALES / RENTALS / SURVEYS

30 South Avenue, Bangor, BT20 4DU

- Spacious semi-detached villa in a popular residential area of Bangor
- Bright entrance hallway leading to a generous lounge with bay window and feature fireplace
- Fitted kitchen with a good range of storage options
- Bathroom with classic three-piece suite
- Three well-proportioned bedrooms on the first floor
- Externally insulated with uPVC double glazed windows, PVC sills, and gas central heating
- Offered with no onward chain – ideal for first-time buyers or investors
- Conveniently located near local shops, schools, and public transport links

ENTRANCE HALL

Glazed upvc entrance door with glazed side screen, laminate wood flooring, single panelled radiator

LOUNGE

12' 10" x 12' 2" (3.916m x 3.719m)

Into bay. Double panelled radiator, tiled hearth and surround, wood plinth, inset electric fire, laminate wood flooring



KITCHEN

12' 11" x 10' 2" (3.942m x 3.099m)

At widest. Range of high and low level cupboards, stainless steel sink unit with drainer, plumbed for washing machine, space for cooker, integrated extractor fan, built in storage cupboard, double panelled radiator, glazed upvc door to rear garden



SHOWER ROOM

6' 8" x 5' 6" (2.025m x 1.689m)

Shower enclosure with electric shower over, pedestal wash hand basin with chrome mixer tap, push button wc, double panelled radiator, tiled walls



FIRST FLOOR LANDING

Roof space access

BEDROOM (1)

12' 12" x 9' 6" (3.956m x 2.902m)

Single panelled radiator



BEDROOM (2)

12' 12" x 9' 7" (3.957m x 2.918m)

At widest. Single panelled radiator



BEDROOM (3)

10' 10" x 6' 9" (3.305m x 2.055m)

Single panelled radiator



OUTSIDE

Gardens front, side and rear

Enclosed front garden in lawns, concrete path,

Rear gardens in lawn, stoned area, block shed



VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £75,000

Rates for year end April 2026: £715.35 approx

DIRECTIONS

Leaving Bangor via the Newtownards Road, take left unto Whitehill pass, turn right unto South Avenue 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>

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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