



69 MEADOWVALE CRESCENT,
BANGOR, BT19 1HX



Offers Around £164,950



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ESTATE AGENTS

SALES / RENTALS / SURVEYS

69 Meadowvale Crescent, BT19 1HX

- Spacious detached villa in the sought-after Meadowvale area of Bangor
- Bright and welcoming entrance hallway
- Generous living room with feature brick fireplace
- Open-plan kitchen and dining area with access to raised decked patio
- Three well-proportioned bedrooms with newly laid carpets
- Family bathroom with three-piece suite
- Tarmac driveway with off-street parking for several cars
- Enclosed rear garden with lawn and decked area, plus oil-fired central heating and uPVC double glazing throughout

ENTRANCE HALL

Wood door, single panelled radiator, enclosed consumer unit

LOUNGE

15' 2" x 12' 4" (4.611m x 3.770m)

Feature fireplace with brick surround, tiled hearth and wood plinth, double panelled radiator, wood laminate flooring, open through to...



KITCHEN / DINING AREA

15' 8" x 9' 1" (4.778m x 2.774m)

Range of high and low level cupboards, stainless steel sink unit with drainer and chrome mixer tap, plumbed for washing machine, space for cooker, integrated extractor fan, space for fridge freezer, single panelled radiator, glazed door with side screen to rear garden



FIRST FLOOR LANDING

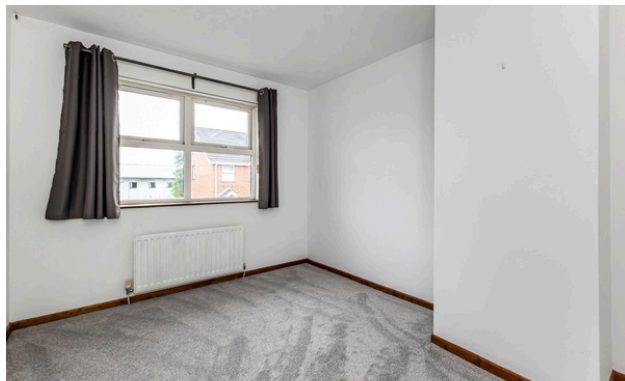
Roofspace hatch, hot press off with herculag hot water tank



BEDROOM (1)

12' 12" x 9' 1" (3.961m x 2.766m)

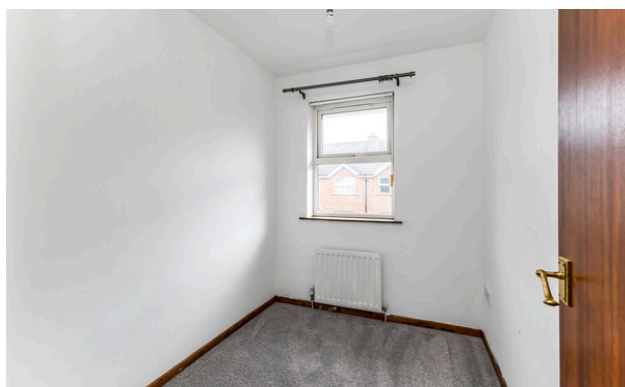
New carpet freshly laid, single panelled radiator



BEDROOM (2)

11' 3" x 9' 1" (3.421m x 2.771m)

New carpet freshly laid, single panelled radiator



BEDROOM (3)

7' 11" x 6' 4" (2.409m x 1.918m)

New carpet freshly laid, single panelled radiator

BATHROOM

6' 3" x 5' 11" (1.909m x 1.802m)

Panelled bath with glass shower screen, Mira electric shower over, pedestal wash hand basin, low flush wc, part pvc panelling around bath



OUTSIDE

Tarmac driveway to the side, area in lawn, rear garden, section in lawn, raised decked area



VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £110,000

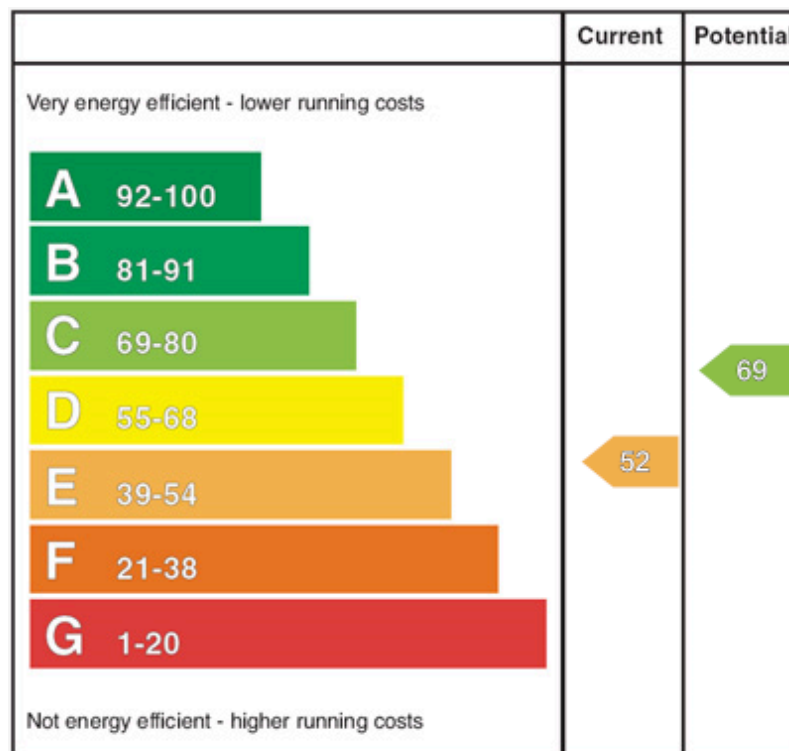
Rates for year end April 2026: £1049.18 approx

DIRECTIONS

Leaving Bangor via Church Street, continue unto Clandeboye Road, continue through the lights and take left into Meadowvale turn left unto Meadowvale Crescent and the property is along on the left 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>



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