



4 Dixon Park , Bangor, BT19 6AX

This beautiful property has had so much love and time lavished on it - it truly is something to be seen and appreciated. It is presented to a beautiful modern standard throughout and the improvements aren't just skin deep, with Triple glazing, modern composite front & rear doors and Phoenix gas central heating included. "You've been on the property portals for weeks waiting for your perfect home to appear - Well here it is!"

The property offers 3 first floor bedrooms, two with built in storage, and a beautiful modern bathroom whilst the ground floor centres around a spacious lounge and a luxury kitchen with its central island/breakfast bar. Outside there's a detached garage, plumbed for utilities, a paved driveway and gardens to front and rear in lawn with mature shrubs and feature lighting.

As if that weren't enough, it's conveniently located for excellent local schools, shops and Ballyholme beach is just a short distance away - ideal for those who enjoy a walk to relax.

All in all this is a property that needs to be viewed internally to be fully appreciated. With demand expected to be high, call us today to secure a personal viewing and avoid disappointment.

Offers Around £209,950



4 Dixon Park

, Bangor, BT19 6AX



- Beautifully presented & modernised semi detached home
- Modern kitchen with central island/breakfast bar
- Detached garage with paved driveway
- Please see our website for full details
- 3 bedrooms - 2 with built in storage
- Modern bathroom
- Gardens to front & rear in lawn with mature shrubs
- Spacious lounge with feature wall mounted electric fireplace
- Phoenix gas central heating - uPVC TRIPLE glazing - Composite front & rear doors
- Highly sought after location

Entrance

Entrance Hall

Lounge

11'6x19'11 (3.51mx6.07m)

Kitchen

10'5x11'2 (3.18mx3.40m)

Landing

Bathroom

10'4x4'10 (3.15mx1.47m)

Bedroom 3

8'8x7'1 (2.64mx2.16m)

Detached Garage

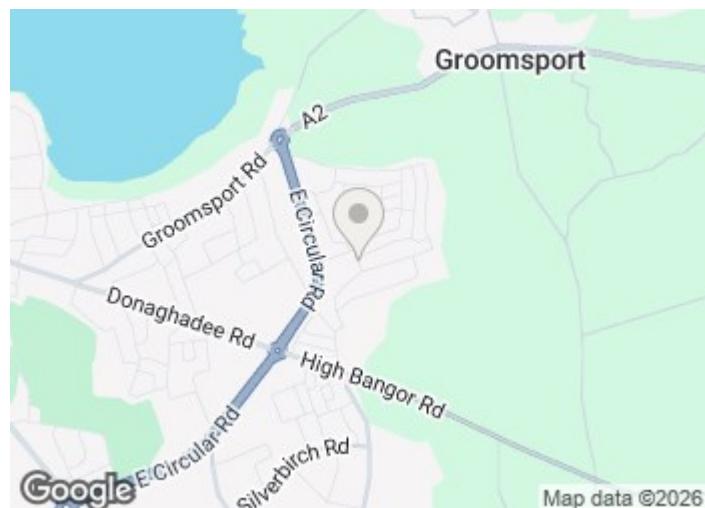
20x8'3 (6.10mx2.51m)

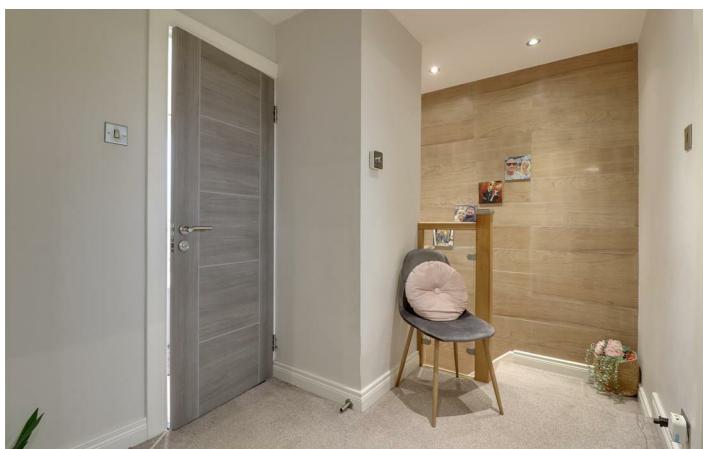
Outside

Tenure

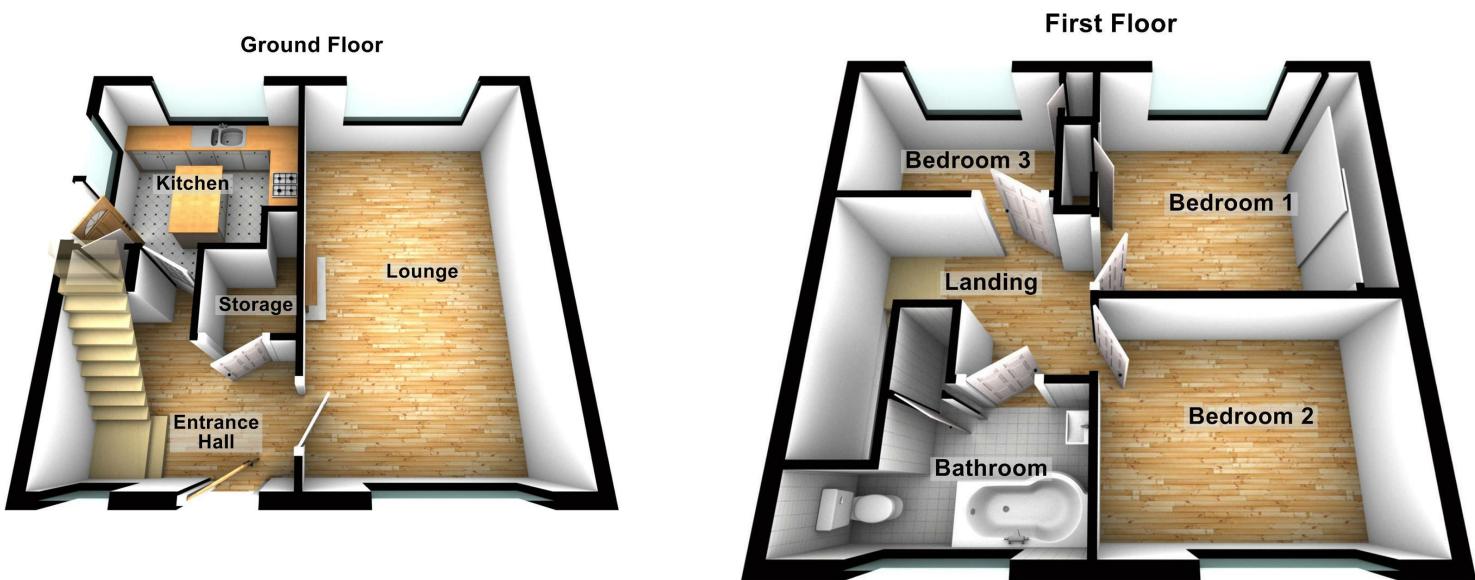
Property misdescriptions

Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	83
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC	