



## 8 Roseville Avenue , Bangor, BT19 1BZ

"The key to a successful renovation project is to buy at the right price, buy a solid property and buy in an area with a "high ceiling value" that allows you to add value and see a return for your work. Located in the highly sought after Bangor West area, close to Crawfordsburn and the major commuter routes to Belfast, 8 Roseville Avenue is a prime candidate for your next project". The property has not been abused and already benefits from Phoenix gas central heating plus uPVC double glazing and fascia. It currently offers 3 double bedrooms, a family bathroom plus ground floor WC, a kitchen with dining area, a lounge with gas fire and a second reception room. For me, I'd start by knocking the kitchen and second reception into one. There's no need to spend £20 grand on a kitchen so £10,000 could take care of all of this. A new bathroom would be roughly another £3-4,000 and then it's mainly just redcoration. Of course the desirability of this area would also potentially justify the cost of an extension and you need only take a quick look around the area to see what others have done for some inspiration. Externally there is a detached garage with a tarmac driveway and gardens front & rear in lawn, timber decking, pebbled area and planted beds. View with an open mind and a bit of vision and you won't be disappointed.

**Offers Around £275,000**

# 8 Roseville Avenue

, Bangor, BT19 1BZ



- Detached home ready for modernisation
- Kitchen with casual dining area
- uPVC double glazing & fascia - Phoenix gas central heating
- Please see our website for full details.
- 3 double bedrooms (all with built in storage)
- Second reception room with patio doors to rear garden
- Detached garage plus tarmac driveway - Gardens front & rear
- Lounge with gas fire (not tested)
- Family bathroom + ground floor WC
- Prime location and priced to allow for improvement/extension

## Entrance

## Porch

## Entrance Hall

## Lounge

12'5x11 (3.78mx3.35m)

## Dining Rom

10'4x11 (3.15mx3.35m)

## Kitchen/diner

10'10x11 (3.30mx3.35m)

## WC

3'6x6 (1.07mx1.83m)

## Landing

## Bathroom

7'3x5'6 (2.21mx1.68m)

## Bedroom1

11x12.5 (3.35mx3.66m.1.52m)

## Bedroom 2

11'1x10'4 (3.38mx3.15m)

## Bedroom 3

10x10 (3.05mx3.05m)

## Garage

17x9'5 (5.18mx2.87m)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	