



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 £269,950

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, 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)

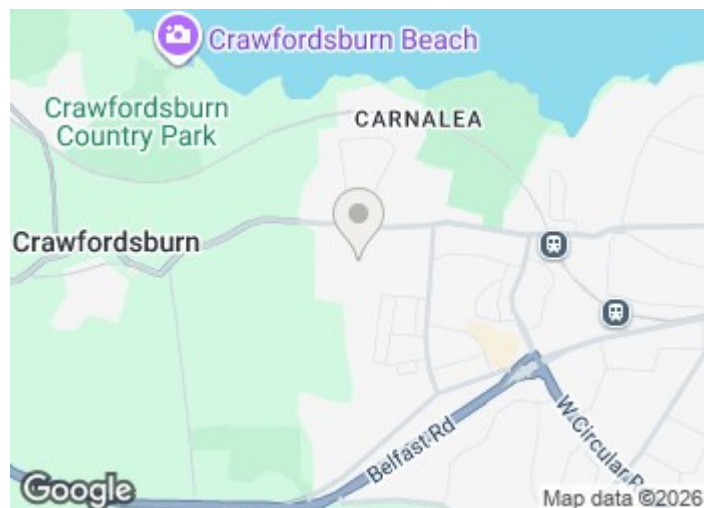
Garage

17x9'5 (5.18mx2.87m)

Outside

Tenure

Property misdescriptions



Directions



Floor Plan



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