



97 Donaghadee Road , Bangor, BT20 4NJ

Conveniently located close to Ballyholme village and Bangor City Centre, this unique detached property must be viewed to be fully appreciated.

The property centres around an open plan lounge/kitchen/diner, with twin bay windows and multi fuel stove, the kitchen boasting lovely views onto the side garden. Also on this level are two bedrooms, one with en-suite shower room and one with an attractive exposed brick wall, plus a stunning family bathroom, with freestanding bath and separate shower. Upstairs you'll find an additional two bedrooms (making up to 4 in total if required) including one with another en-suite shower room. The property is very nicely presented with a lovely mix of modern and traditional features, and benefits from uPVC double glazing & fascia and Phoenix gas central heating.

Heading outside you'll find wraparound gardens in lawns, with mature shrubs & flowers, and a basement which includes a home cinema/bar and utility area - not your everyday find! An attached garage with parking area completes the specification.

A very versatile home in a prime location and presented to a lovely standard, internal viewing is a must to fully appreciate all that this home offers.

Offers Around £350,000

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- Unique detached home in prime location
- Feature multi fuel stove
- uPVC double glazing & fascia - Phoenix gas central heating
- Please see our website for full details
- Up to 4 bedrooms - 2 en-suite - Two on each floor
- Luxury bathroom
- Attached garage with driveway - Basement utility area
- Open plan lounge/kitchen/dining area
- Basement room with bar, cinema area & WC
- Gardens to front, side & rear

Entrance

Porch

2'11x2'11 (0.89mx0.89m)

Hallway

Lounge/diner

19x13'3 (5.79mx4.04m)

Kitchen

15'3x9'5 (4.65mx2.87m)

Bedroom 4/TV room

11'3x10 (3.43mx3.05m)

Bathroom

8'10x8'11 (2.69mx2.72m)

Bedroom 2

8'11x11 (2.72mx3.35m)

En Suite

5'8x5'7 (1.73mx1.70m)

First floor landing

Bedroom 1

15'4x9'11 (4.67mx3.02m)

En Suite

8'11x4 (2.72mx1.22m)

Bedroom 3

9'11x14'11 (3.02mx4.55m)

Garage

29'6x9'9 (8.99mx2.97m)

Basement Utility Area

8'1x8'4 (2.46mx2.54m)

Basement Bar area

14'11x11 (4.55mx3.35m)

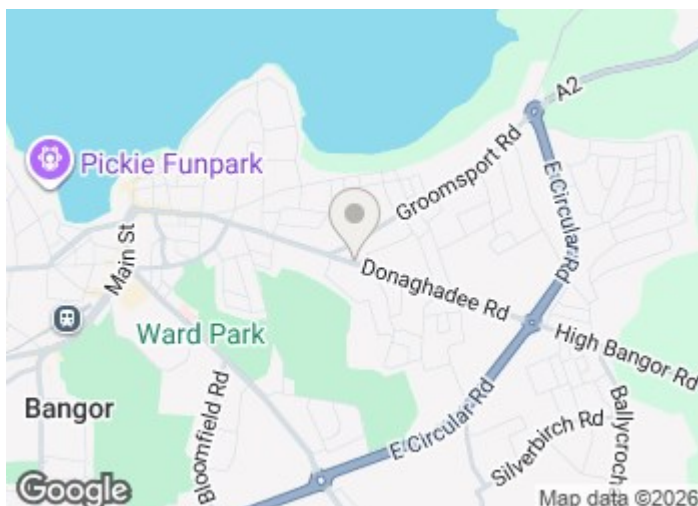
Basement cinema room

9'6x11'2 (2.90mx3.40m)

Outside

Tenure

Property misdescriptions



Directions

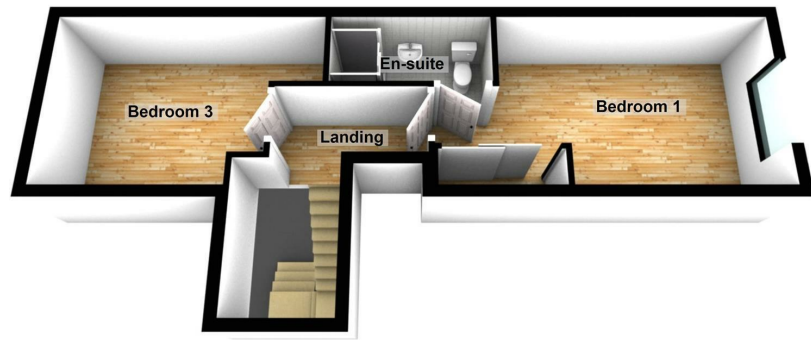


Floor Plan

Ground Floor



First Floor



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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(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	