

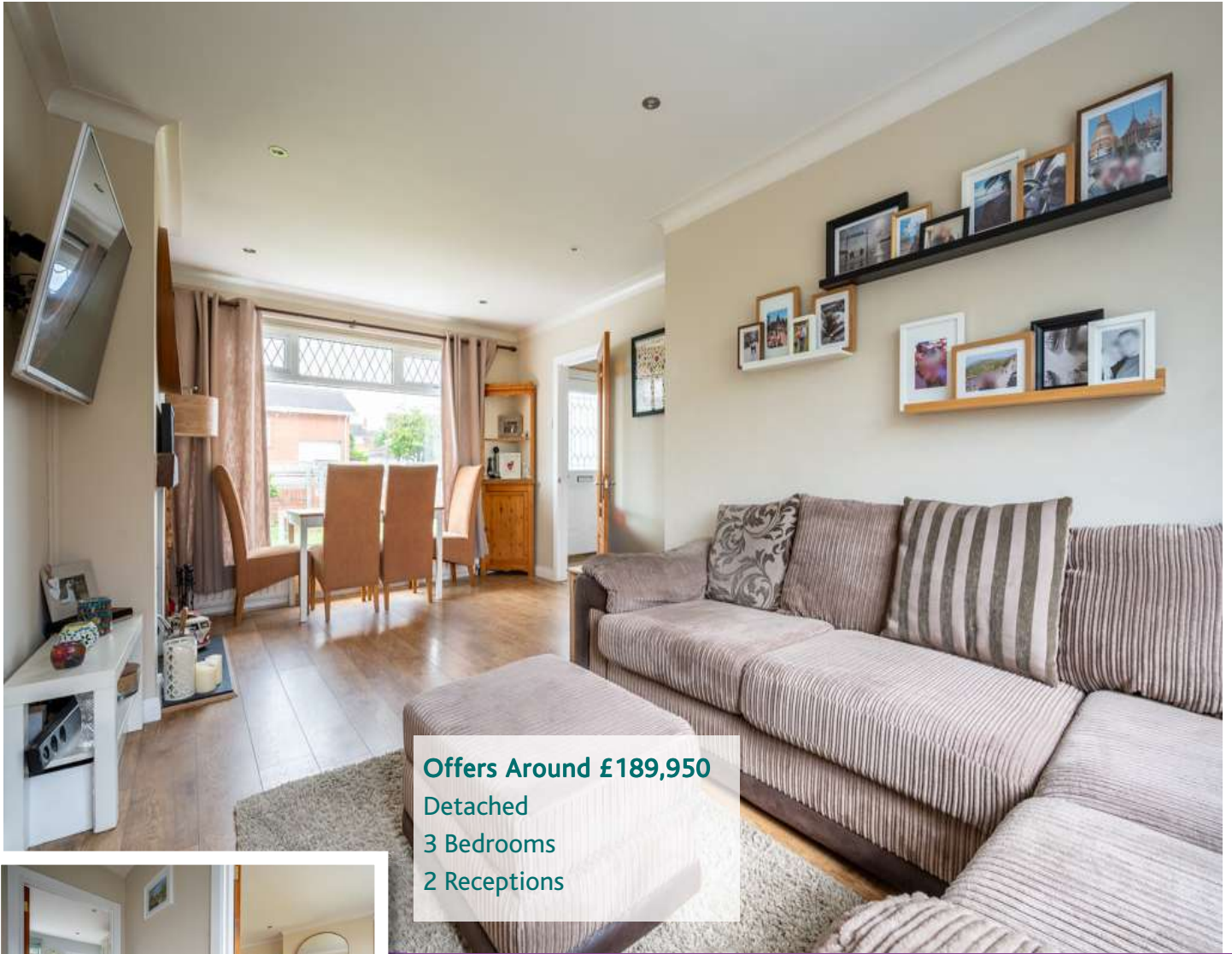


**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**37 DOROTHY AVENUE, BANGOR, BT20 4PG**  
**OFFERS AROUND £189,950**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £189,950**  
Detached  
3 Bedrooms  
2 Receptions



## Property Features

- Attractive Semi Detached Property Which is Only Attached to the Adjoining Semi on the First Floor Levels, No Ground Floor External Walls are Attached to Another Property
- Well Presented Throughout Leaving Little Left to do but Move Your Furniture in and Enjoy
- Living Room with Cast Iron Wood Burning Stove, Open Plan to Casual Dining Area
- Well Appointed Kitchen with Range of High and Low Level Shaker Style Units
- Three Bedrooms, Main Bedroom with Double Built-in Wardrobe and Two Single Built-in Wardrobes Providing Excellent Storage
- Shower Room with Three Piece White Suite
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns
- Tarmac Driveway with Parking
- Large Wooden Gates to Covered Carport Storage Area with Potential for More Parking
- Easily Maintained Rear Garden with Artificial Grass, Timber Decked Terrace and Detached Garage
- Prime and Popular Residential Area on Main Bus Route
- Easy Access into Bangor Town Centre, Ballyholme Village and Beach
- Many Other Amenities Close by Such as Shops, Cafes, Restaurant, Local Schools and Picturesque Marina
- Various Activities for the Sporting Enthusiast Including Sailing Clubs, Golf Club, Rugby Club and Aurora Aquatic Leisure Complex
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers

# Accommodation

## Ground Floor

Reception Hall

Living Room  
21' x 11'9"

Kitchen  
10'7" x 8'6"

## First Floor

Landing

Bedroom One  
13'11" x 10'6"

Bedroom Two  
10'6" x 10'5"

Bedroom Three  
9'6" x 8'4"

Shower Room

## Outside

Front Garden in Lawns

Covered Carport with  
Gates

Detached Garage

Easily Maintained Rear  
Garden with Artificial  
Grass

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)



Located in this extremely popular residential area here is an ideal opportunity to purchase an attractive semi detached property with a unique design meaning the property is only adjoined to the other semi detached on the first floor meaning that none of the walls on the ground floor are attached to another property. Well presented throughout there is little left to do but move your furniture in an enjoy.

The accommodation comprises good sized living room which is open plan to casual dining area and also has a cast iron wood burning stove. There is also a well appointed kitchen with range of Shaker style units. Upstairs this fine home is further enhanced by having three bedrooms including main bedroom with double built-in wardrobe and two single built-in wardrobes resulting in excellent storage. There is also a shower room with three piece white suite. Outside there is a front garden in lawns and tarmac driveway with parking. Large wooden gates lead to a covered carport storage area with potential for more parking. To the rear of the property is an easily maintained garden with artificial grass and timber decked terrace. Other benefits include Phoenix Gas heating, uPVC double glazed windows and detached garage.

This property is conveniently positioned with easy access into Bangor's town centre as well as Ballyholme beach and village. There are other amenities close by such as shops, cafes, restaurants, leading local schools and picturesque Marina.



# Directions

Heading out of Bangor along Donaghadee Road turn right onto Dorothy Avenue. Number 37 is on your left.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



As rated by THE SUNDAY TIMES and THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E		53	
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
			71

## Bangor/Ards Peninsula

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