



JOHNMINNIS

ESTATE AGENTS &
LETTING SPECIALISTS

'DOWNSIDE' 459 OLD BELFAST ROAD |
Bangor
OFFERS AROUND £185,000

Scan for Property Details
and to Arrange a Viewing



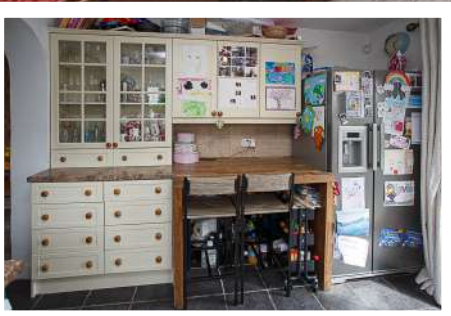
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Offers Around £185,000
Semi-Detached
3 Bedrooms
1 Reception

Property Features

- Beautifully Maintained and Presented Three Bedroom Semi Detached Property with Building Site to the Rear with Full Planning Permission for Contemporary Two Storey Two Bedroom Home with Balcony to the Rear and Garden with Southerly Aspect
- Planning Permission Application No: LA06/2017/1240/F
- Planning Permission Passed for single storey extension to current property
- Planning Permission Application No: LA06/2023/1753/NMC
- Exceptionally Well Presented with Tasteful Internal Décor
- Three Well Proportioned Bedrooms
- Through Lounge Dining with Open Fire
- Fitted Hand Painted Style Kitchen with Breakfast Bar, Opening to Enclosed Easily Maintained Rear Garden Laid in Decking, Loose Pebbled Area and Raised Beds
- Fully Floored Roofspace Ideal as Home Office or Hobby Room
- Parking to the Front
- Convenient and Sought After Location
- Ease of Access for the City Commuter via Main Arterial Routes
- Bangor Town Centre, Carnalea/Bangor West Railway Halt and Shopping Complex of Springhill Also Close by
- Within the Catchment Area to a Range of Local Schools
- Ultrafast Broadband Available



Accommodation

Ground Floor

Reception Hall

Downstairs WC

Lounge/Dining Area
19'1" x 9'7"

Kitchen
11'8" x 10'11"

First Floor

Bedroom One
10'4" x 8'3"

Bedroom Two
8'10" x 8'3"

Office Space
7'3" x 7'0"

Bathroom

Second Floor

Floored Attic/Bedroom
Three
15'3" x 8'3"

Outside

Driveway Parking

Front and Rear Gardens

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



"Offered for sale is an exceptionally well presented and beautifully maintained semi-detached property as well as a generous rear garden with full planning permission for a contemporary two bedroom detached dwelling this property also benefits from planning permission for a single story extension creating a variety of possibilities for this property and site as a whole. "



Directions

Travelling towards Bangor on the A2 dual carriageway turn left off the carriageway onto Old Belfast Road. Number 459 is located on the right hand side.



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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JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



THE SUNDAY TIMES
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 | | |
| (21 - 38) F | | |
| (01 - 20) G | | |
| Not energy efficient - higher running costs | | |
| | 66 | 67 |

North Down / Holywood Branch

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