

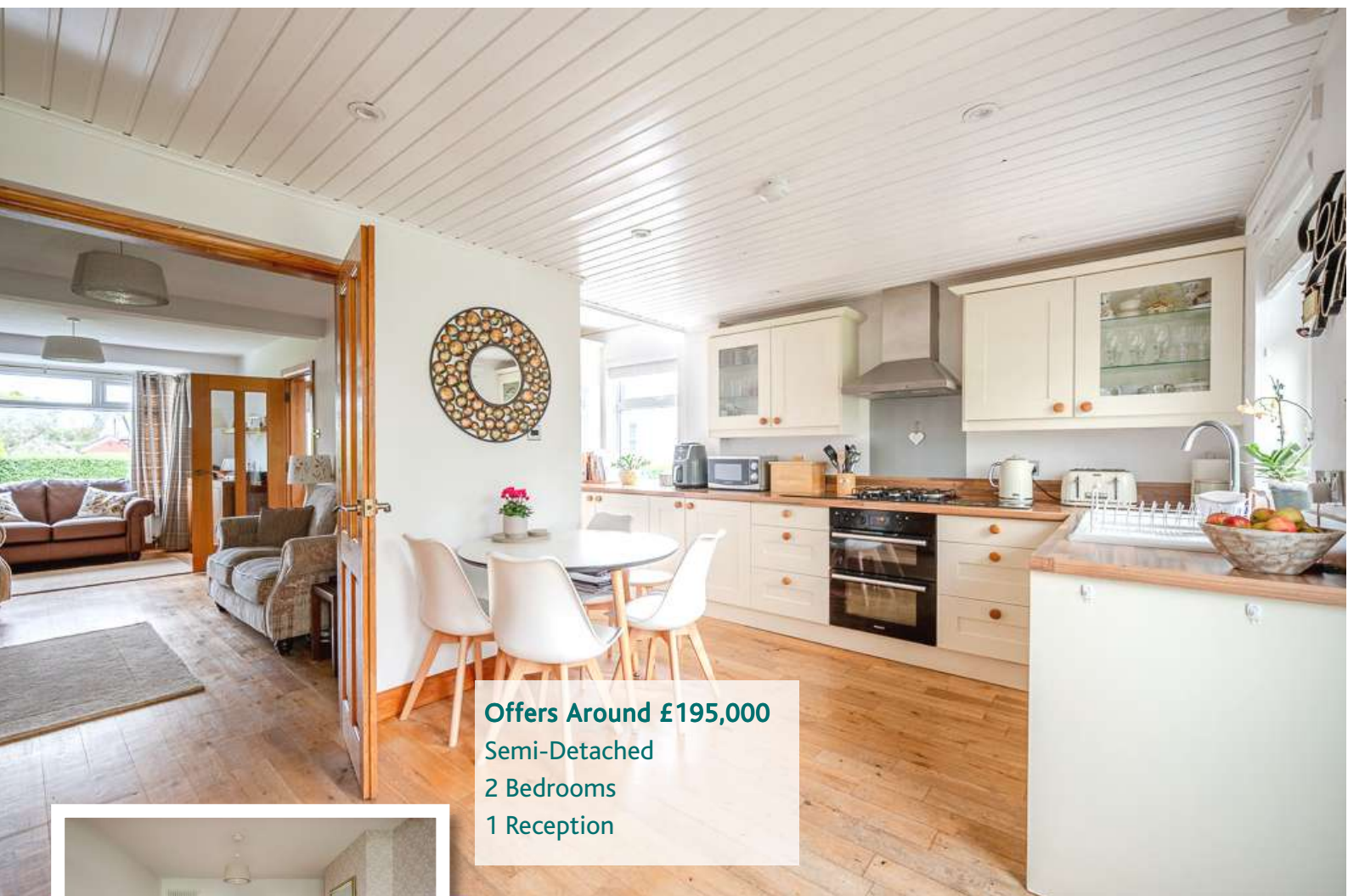


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

37 RUGBY AVENUE | Bangor
OFFERS AROUND £195,000

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





Offers Around £195,000
Semi-Detached
2 Bedrooms
1 Reception

Property Features

- Beautifully Presented Semi Detached Property in Popular Bangor West Location
- Lounge with Outlook to Front and Feature Open Fire
- Fitted Kitchen/Dining with Access to Rear Garden
- Downstairs WC
- Contemporary Family Shower Room With White Suite
- Principal Bedroom with Walk in Dressing Room
- Dressing Room could be Converted Easily to Third Bedroom
- Detached Garage and Driveway Parking
- Covered Sun Porch Laid in Paving
- Gardens Laid in Lawns with Mature Planting
- Gas Fired Central Heating
- Close Proximity to Popular Primary & Secondary Schools
- Walking Distance of Bangor Or Bangor West Train Station
- Ease Of Access for The City Commuter Via Main Arterial Routes
- An Ideal Property for A Range Of Purchasers
- Early Viewing Strongly Recommended
- Ultrafast Broadband Available



Accommodation

Ground Floor

Reception Hall

Open Lounge/Dining
22'6" x 11'3"

Kitchen/Diner
16'11" x 16'9"

Downstairs WC

First Floor

Landing

Bedroom One
10'5" x 10'5"

Bedroom Two
10'5" x 9'5"

Shower Room

Outside

Detached Garage

Driveway Parking

Covered Sun Porch

Gardens Laid in Lawns

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



"This beautifully presented semi-detached property has been exceptionally well maintained and updated and is sure to impress even the most discerning of purchasers. Located within walking distance to Bangor City Centre this property will create a beautiful home for a range of purchasers and would also pose a superb investment opportunity."



Directions

Travelling on the Brunswick Road turn onto Rugby Avenue and number 27 is located on your left 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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Awards & Recognition



THE SUNDAY TIMES
THE IRISH TIMES

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
<i>Not energy efficient - higher running costs</i>		
	65	67

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