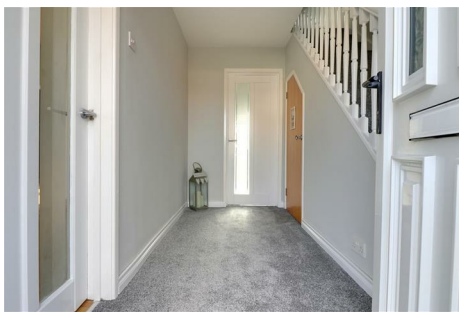


Your Local Property Experts



7 Cloverhill Vale , Bangor, BT19 6YD

With the price of first time buyer homes in the Bangor area rushing towards £200,000 it's great to be able to offer a semi detached home at such an affordable price. The property benefits from a recent refresh with fresh carpets throughout the first floor & entrance hall, a modern bathroom suite and fresh painting to most rooms. The kitchen remains servicable but might benefit from upgrading or replacement in the near future if desired. The lounge is open plan to the dining room and boasts parquet wood flooring and a pleasant cast iron fireplace with tiled hearth and wood surround. It benefits from uPVC double glazing & fascia plus Phoenix gas central heating whilst, externally, there are gardens to front and enclosed to rear in lawn with tarmac driveway, raised deck and pebbled beds. A great starter home, fresh start or first time buy in a pleasant residential area, central to all of Bangor city's amenities, and within commuter reach of Belfast and beyond.

Offers Around £159,950

7 Cloverhill Vale

, Bangor, BT19 6YD



- Nicely refreshed semi detached home
- Kitchen
- Phoenix gas central heating
- Ideal first time buy or buy to let purchase
- 3 bedrooms
- Modern bathroom
- Gardens to front & rear in lawn with raised deck
- Tarmac driveway area
- Lounge/diner with feature fireplace & parquet floor
- uPVC double glazing & fascia

Entrance

Entrance hall

Lounge

13'6x11'3 (4.11mx3.43m)

Dining room

9'9x8'8 (2.97mx2.64m)

Kitchen

11'2x8'8 (3.40mx2.64m)

Landing

Bathroom

8'1x5'5 (2.46mx1.65m)

Bedroom 1

13x9 (3.96mx2.74m)

Bedroom 2

11'1x9'9 (3.38mx2.97m)

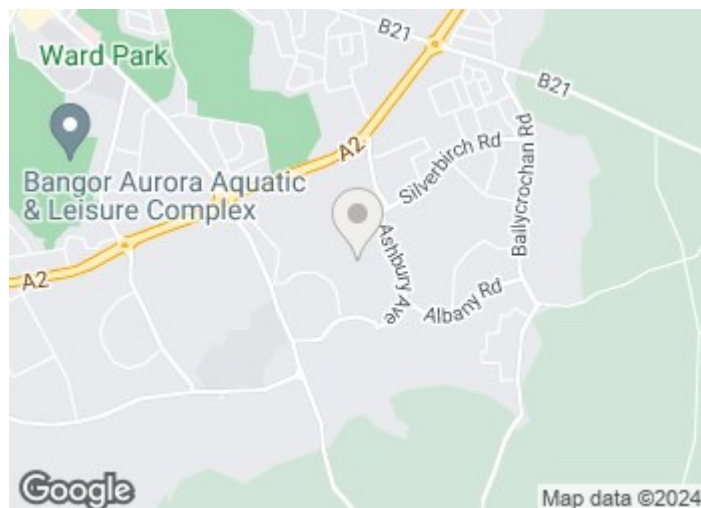
Bedroom 3

8'1x7'10 (2.46mx2.39m)

Outside

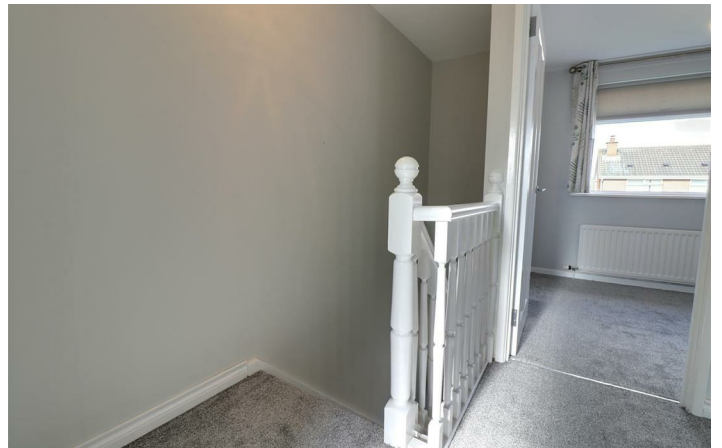
Tenure

Property misdescriptions

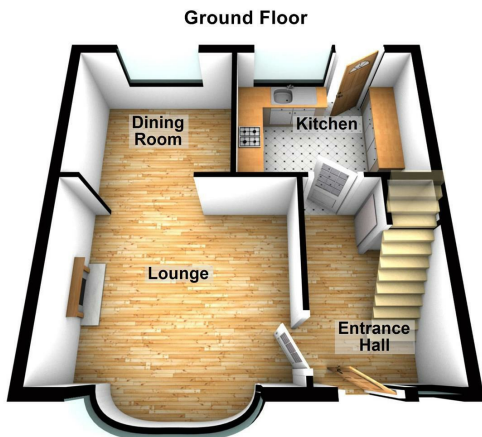


Directions

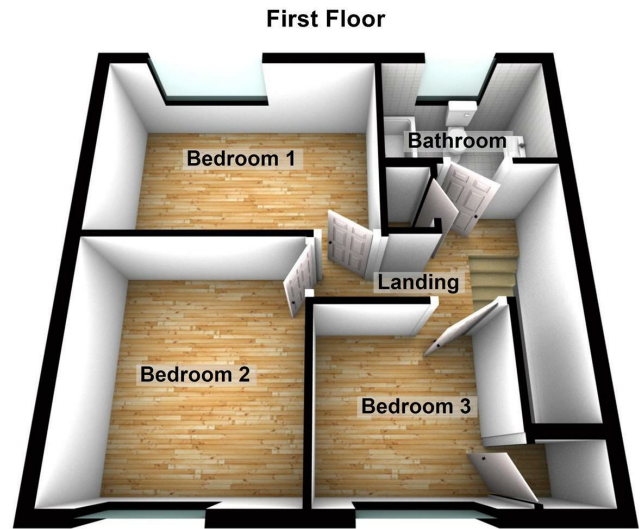
From Ballycrochan Road turn onto Silverbirch Road and proceed all the way to the end (towards Silverbirch Evangelical Church). Take the last left into Cloverhill Avenue then 3rd left into Cloverhill Vale and number 7 is on the right.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs		69	71	Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) A						
(81-91) B	(69-80) B						
(69-80) C	(55-68) C						
(55-68) D	(39-54) D						
(39-54) E	(21-38) E						
(21-38) F	(11-20) F						
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	