



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

19 TADWORTH, BANGOR, BT19 7WD
OFFERS AROUND £324,950

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



The Property

Here is an ideal opportunity to purchase an outstanding extended detached family home which occupies an exceptional site within the popular Tadworth development. Tucked away in a quiet cul-de-sac position the location offers excellent convenience to many amenities including leading local primary schools, Bangor Grammar School, Ward Park and Bloomfield shopping complex as well as other local shops.

The property itself is well presented throughout with the ground floor comprising living room, with attractive carved wooden fireplace and open fire, and dining room with an archway through to a sun room which has a feature vaulted ceiling and uPVC double glazed French doors to outside. There is also a family room with solid walnut floor and uPVC double glazed French doors to the rear garden and good sized kitchen with range of high gloss units and casual dining area. Upstairs this fine home is further enhanced by having four well proportioned bedrooms including main bedroom with excellent range of built-in furniture and en suite shower room. There is also a bathroom with three piece suite.

Outside does not disappoint either. There is a front garden in lawns with flowerbeds in plants and shrubs, outstanding fully enclosed rear and side garden with lawns, array of colourful flowers, plants and trees, summer house, barbecue area and excellent degree of privacy. Other benefits include oil fired central heating, uPVC double glazed windows, downstairs WC, utility room and integral garage.

We are confident that with all this fine home has to offer it will create suitable interest to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate its entirety.

Property Features

- Outstanding Extended Detached Family Home
- Quiet Yet Convenient Cul-de-Sac Position
- Well Presented Throughout
- Living Room with Attractive Carved Wooden Fireplace and Open Fire
- Dining Room with Archway Through to Sun Room
- Sun Room with Feature Vaulted Ceiling and uPVC Double Glazed French Doors to Outside
- Family Room with Solid Walnut Floor and Double Glazed French Doors to Rear Garden
- Stylish Kitchen with Range of High and Low Level High Gloss Units and Casual Dining Area
- Separate Utility Room
- Four Well Proportioned Bedrooms Including Main Bedroom with Excellent Range of Built-in Furniture and En Suite Shower Room
- Bathroom with Three Piece Suite
- Additional Downstairs WC



Offers Around £324,950
Detached
4 Bedrooms
3 Receptions

Property Features

- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns with Flowerbeds in Plants and Shrubs
- Tarmac Driveway and Forecourt with Parking
- Outstanding Fully Enclosed Rear Garden with Lawns, Array of Colourful Flowers, Plants, Trees and Shrub, summer house and shed.
- Additional Side Garden with Excellent Degree of Privacy and Barbecue Area
- In Close Proximity to Many Amenities Including Leading Local Primary Schools, Bangor Grammar School, Ward Park, Bloomfield Shopping Complex and Other Local Shops
- Wide Ranging Appeal to a Host of Potential Purchasers
- Early Viewing Essential

Accommodation

Ground Floor

Enclosed Entrance Porch

Reception Hall

Living Room
15'6" x 12'

Dining Room
12'2" x 8'10"

Sun Room
14'6" x 9'4"

Family Room
13'8" x 11'3"

Kitchen with Casual Dining Area
12'2" x 9'7"

Utility Room

First Floor

Landing

Bedroom One
17'3" x 9'11"
En-Suite Shower Room

Bedroom Two
12'1" x 9'

Bedroom Three
12'5" x 10'6"

Bedroom Four
9'2" x 7'3"

Bathroom

Outside

Integral Garage
18'3" x 9'11"

Tarmac Driveway

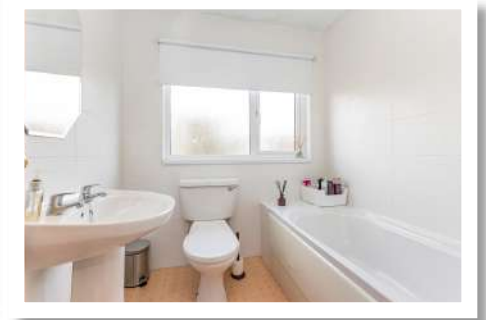
Outstanding Fully Enclosed Rear and Side Garden

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk









Directions

Heading out of Bangor along Gransha Road go past Bangor Grammar on the right hand side and turn left into Tadworth just before the traffic lights.



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.



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



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 SUNDAY TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 64) D		58	66
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

15 New Street, Donaghadee
Co. Down, BT21 0AG
T 028 9188 8881
property@johnminnis.co.uk



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS