



OFFERS AROUND

**£230,000**

19 Shaftesbury Avenue

Bangor

BT20 3GA



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**PINKERTONS**

Sales, Lettings and Property Management



# Contemporary Comfort Awaits – A Modern Four-Bedroom Home, Ready for You to Move In and Enjoy!

Embrace contemporary comfort in this stunning four bedroom semi-detached home, boasting recent construction and modern finishes throughout.

The ground floor features a convenient downstairs w/c, while the bright living room welcomes you with a cosy wood-burning stove, perfect for chilly evenings.

Entertain in style in the fantastic, well-appointed kitchen with a spacious dining area and patio doors leading to the enclosed rear garden, ideal for al fresco dining or relaxation.

Upstairs, discover four inviting bedrooms, including a master ensuite, along with a family bathroom for added convenience.

Outside, the pebbled driveway offers ample parking space.

Tucked away in a popular residential area of Bangor, enjoy easy access to the city centre, Belfast, and beyond. With everything ready for you to just move in and start living, this property is an opportunity not to be missed. Enquire now to discover more about your future dream home.



# PROPERTY FEATURES



- Stunning Four Bedroom Semi-Detached Home With Modern Finishes Throughout
- Modern Kitchen With A Spacious Dining Area That Leads To An Enclosed Rear Garden
- Four Inviting Bedrooms Including A Master Ensuite
- Bright, Cosy Living Room Featuring A Wood-Burning Stove - Perfect For Winter Evenings
- Patio In Rear Garden Is Perfect For All Fresco Dining And Relaxation.
- Contemporary Family Bathroom With Bath And Shower Attachment.
- Gas Central Heating And Double Glazing.
- Pebbled Driveway Offers Ample Parking Space.
- Within Walking Distance To Bangor City Centre And Local Amenities.
- Fantastic Connection Routes To Belfast and Beyond.

















## THIS PROPERTY COMPRISES

### Ground Floor

#### Hallway

17'10" x 9'4"

Laminate wood floor, recessed spotlights, uVPC door with large side windows.

#### Toilet

7'1" x 3'8"

Pedestal basin with chrome mixer tap, low flush WC, tiled floor.

#### Living Room

13'7" x 10'7"

Bright and spacious living room with a feature wood burner, carpeted floor, and front view aspect.

#### Kitchen

21'11" x 12'3"

Modern kitchen with a range of low and high units, integrated fridge freezer, integrated gas oven and stainless steel extractor, integrated dishwasher, 1 1/2 stainless steel bowl with drainer and mixer tap, plumbed for a washing machine, french doors leading into rear garden, recessed spotlights, tiled floor.

#### Storage

5'4" x 3'2"

### First Floor

#### Bedroom 1

12'11" x 9'8"

Carpeted floor, rear view aspect.

#### Ensuite

5'5" x 4'10"

White suite with free standing shower, low flush WC, and pedestal basin with chrome mixer tap, tiled floor, partially tiled wall, extractor fan.

#### Bedroom 2

10'10" x 9'4"

Carpeted, front view aspect.

#### Bedroom 3

10'1'10" x 8'3"

Carpeted, front view aspect.

#### Bedroom 4

8'10" x 8'8"

Carpeted, rear view aspect.

#### Landing

12'9" x 6'9"

Carpeted, access to roof space.

#### Bathroom

8'10" x 5'10"

Modern white suite consisting of a floating basin sink with chrome mixer tap, low flush WC, bath with shower attachment, partially tiled wall, tiled floor, extractor fan.

#### Storage

2'11" x 2'6"

### Outside Front

Boundary planting, gravelled drive with room for multiple vehicles, outside lighting.

### Outside Rear

Fully enclosed garden consisting of boundary planting, tiled patio, gravelled garden, outside lighting.

### Directions

Coming out of Newtownards, continue onto Crawfordsburn Road. Turn right onto Ballysallagh. Use any lane to turn right onto the A2 for Belfast Road. Keep right to continue on the Belfast Road. Turn left onto Shaftesbury Road and then left again onto Shaftesbury Avenue. Turn right to stay on Shaftesbury Avenue and your destination will be on the left.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold

Rates - Current rates understood to be £1,142.13

## FLOOR PLANS

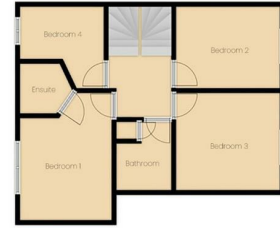
19 Shaftesbury Avenue, Bangor



Ground Floor

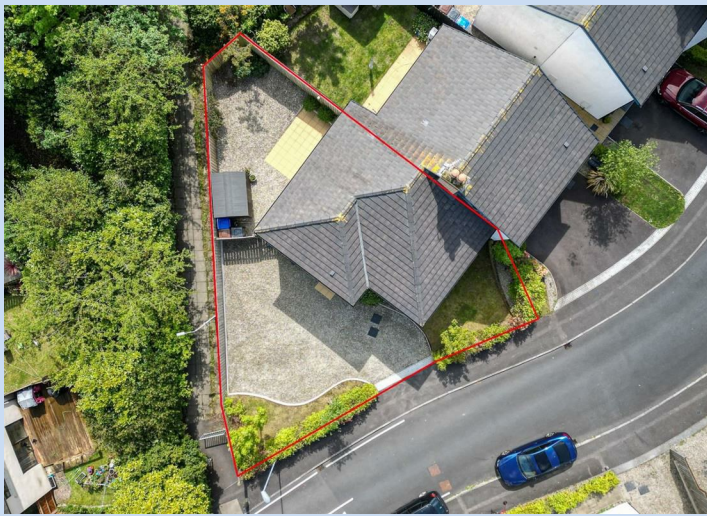
GROUND FLOOR

19 Shaftesbury Avenue, Bangor



First Floor

FIRST FLOOR



### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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