



# 23 BELGRAVIA CRESCENT

Bangor, BT19 6XD

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*Offers around* **£299,950**



DETACHED | 4  | 2  | 4 

Tucked away at the end of a cul-de-sac within this popular residential area here is an ideal opportunity to purchase an outstanding detached family home backing onto open countryside.

## KEY FEATURES

- Good Sized Living Room with Attractive Carved Mahogany Fireplace and Gas Coal Effect Fire
- Family Room with French Doors Through to Sun Room
- Sun Room with Lovely Aspect Overlooking the Garden and Double Glazed Door to Outside
- Dining Room with Double Glazed Sliding Patio Door to Outside
- Kitchen with Casual Dining Area
- Four Well Proportioned Bedrooms, Two of Which are on the Ground Floor
- One of the Upstairs Bedrooms Has Excellent Storage Which Would be Ideal as a Playroom
- Ground Floor Bathroom with Four Piece White Suite to Include Bath and Separate Shower
- First Floor Shower Room with Three Piece Suite
- Phoenix Gas Heating
- uPVC Double Glazed Windows, Guttering and Soffits





## ROOM DETAILS

### *Ground Floor*

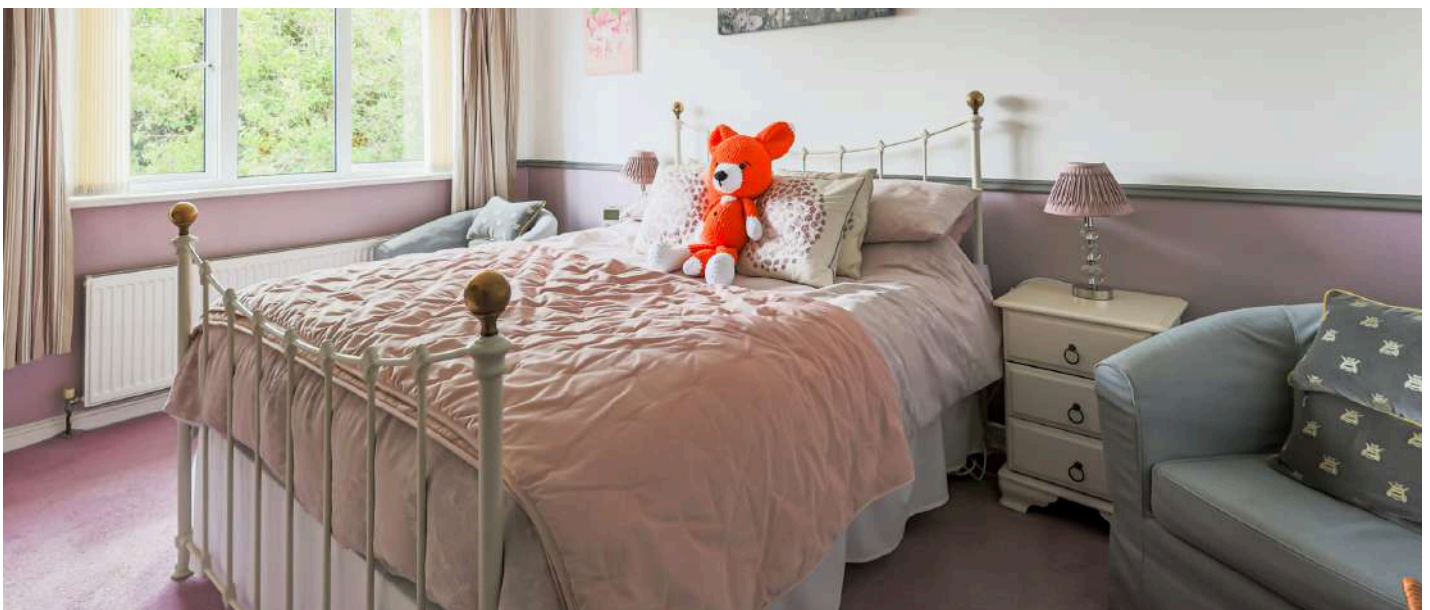
- Reception Hall
- Cloakroom
- Living Room  
17'9" x 12'8"
- Family Room  
13'4" x 10'8"
- Sun Room  
11'6" x 11'2"
- Dining Room  
10'9" x 10'8"
- Kitchen/Dining  
14' x 11'5"
- Bedroom One  
13'10" x 10'9"
- Bedroom Four  
9'6" x 8'5"
- Bathroom

### *First Floor*

- Bedroom Two  
13'7" x 13'2"
- Bedroom Three  
13'5" x 9'1"
- Shower Room

### *Outside*

- Beautifully Manicured Mature Wrap-Around Gardens
- Lawns to Front, Side and Rear
- Gardens Can be Accessed via Sun Room, Dining Room or Kitchen
- Site Has Excellent Degree of Privacy





## DIRECTIONS

*Travelling along the Ballycrochan Road turn into Belgravia Road. At the bottom of Belgravia Road turn left onto Belgravia Crescent*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.*

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	70	73
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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