



# 69 VICTORIA ROAD

Bangor, BT20 5ER

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*Offers around* **£224,950**

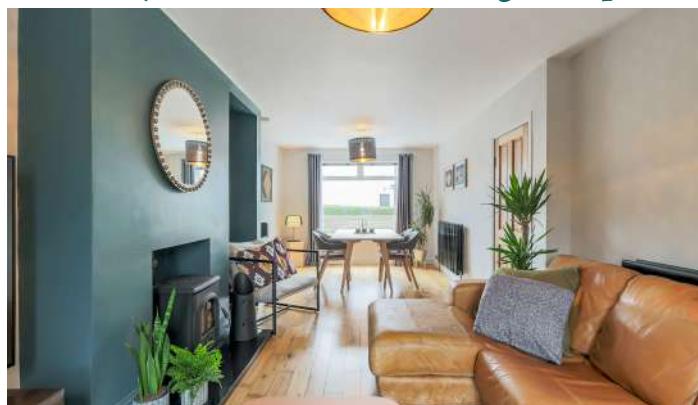


SEMI-DETACHED | 2 🏠 | 1 🚽 | 1 🚗

Here is a fantastic opportunity to purchase a truly outstanding attractive semi detached property with no onward chain and excellent convenience to the many amenities in the city centre of Bangor, which include picturesque marina, Ballyholme beach and village, shops, cafes, restaurants and bus and train station.

## KEY FEATURES

- City Centre Location with Off-Street Parking
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- Tastefully Decorated but with Charm and Character in Abundance
- Large Open Plan Living Room with Casual Dining Area, Cast Iron Wood Burning Stove, Built-in Speaker System and uPVC Double Glazed French Doors to Outside
- Galley Kitchen with Utility Area
- Downstairs WC
- Two Well Proportioned Bedrooms
- Access to Majority Floored Roofspace with Potential to Convert Subject to Necessary Approvals
- Phoenix Gas Heating
- Tarmac Driveway and Forecourt with Parking
- Outstanding Fully Enclosed Rear Garden with Extensive Covered Timber Decked Terrace
- Excellent Storage with Two Outbuildings





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Open Plan Living Room with Casual Dining Area 23'8" x 11'0"
- Kitchen 16'5" x 5'0"
- Utility Room
- Downstairs WC

### *First Floor*

- Landing
- Bedroom One 12'9" x 12'5"
- Bedroom Two 11'0" x 9'5"
- Bathroom

### *Outside*

- Tarmac driveway and forecourt with parking
- Fully enclosed rear garden with large covered timber decked terrace
- Outbuilding One.
- Outbuilding Two
- Additional storage area to the side



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from Bangor City Centre along the Gransha Road past Ward Park, turn left onto the Fairfield Road then make a left onto James Braid Crescent. No. 33 is the corner site on your right.*



## 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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	57	61
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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