



OFFERS OVER

**£179,950**

123 Albany Road

Bangor

BT19 6ZD



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Sales, Lettings and Property Management

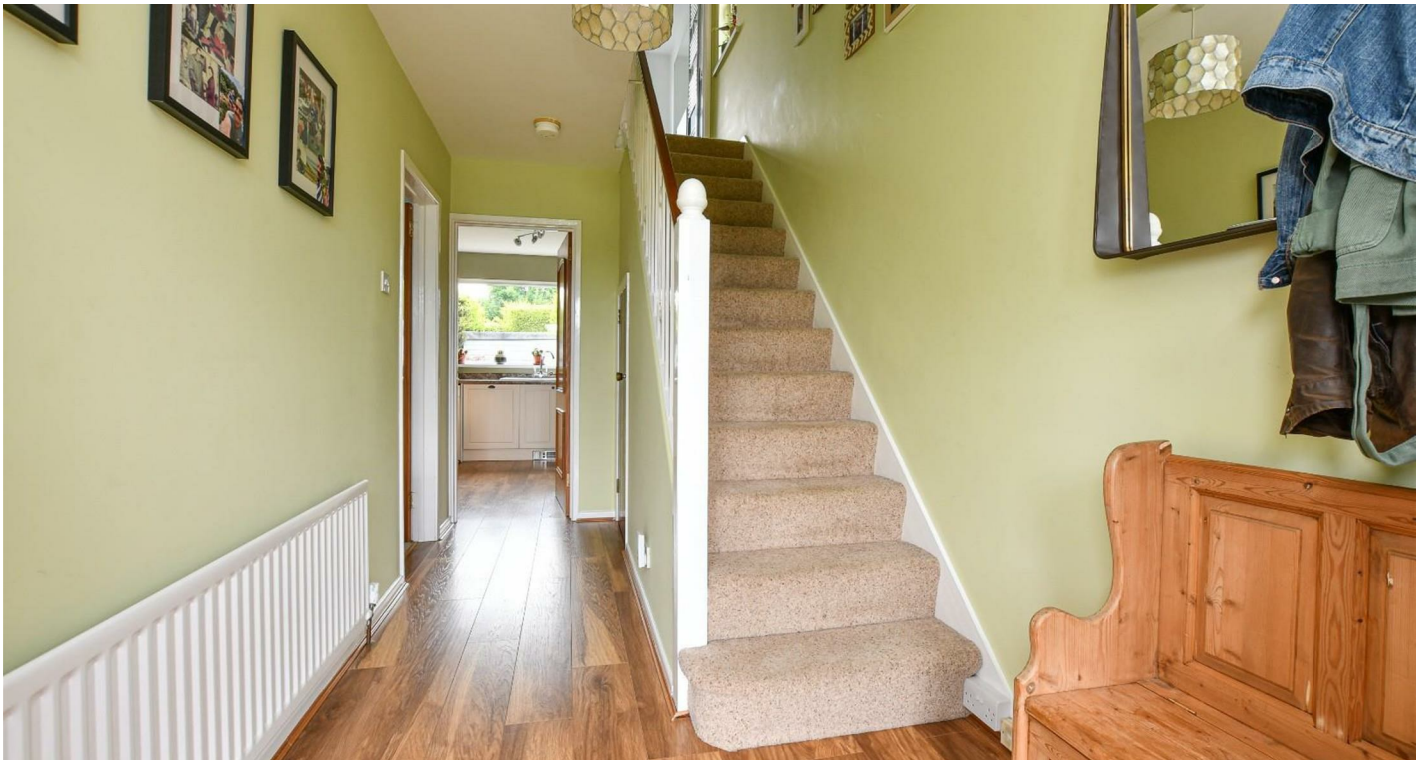
# Charming Family Living On Albany - A Perfect Blend of Comfort, Style, and Convenience

Discover this delightful three bedroom semi-detached home located off the highly sought after Ballycrochan Road in Bangor. Nestled in a superb residential area, this property offers an ideal setting for family living, with the renowned Killmaine Primary School being only a stone's throw away.

The home boasts oil heating and double glazing, ensuring warmth and efficiency throughout the seasons. Step inside to find an eclectic style of décor that adds a unique and inviting charm to every room. The enclosed rear garden provides a safe and private outdoor space for children to play, while the attached garage offers convenient

storage and parking.

This property's combination of style, practicality, and location makes it a must see. Don't miss the opportunity to view and experience the perfect environment for your family to thrive. Schedule a viewing and see why this home stands out.



# PROPERTY FEATURES



- Three Bed Semi-Detached Located Off The Highly Sought After Ballycrochan Road
- Modern Living Room With Feature Fireplace
- Contemporary Kitchen With Integrated Appliances
- Dining Room With Double Doors Leading To Rear Garden
- Family Bathroom With Shower Cubicle
- Attached Garage
- Enclosed Rear Garden
- Oil Fired Central Heating & Double Glazing
- Within Close Walk To Killmaine Primary School & Bangor City Centre
- Great Transport Routes To Belfast & Beyond









## THIS PROPERTY COMPRISES

### Ground Floor

#### Hallway

14'8" x 6'6"

uPVC front door, wood laminate floor, under stairs storage cupboard.

#### Storage

5'5" x 2'9"

#### Living Room

17'0" x 12'6"

Bright living room with feature Cast Iron fireplace, tiled inset and hearth with wooden surround, carpeted floor, archway leading to dining room, front view aspect.

#### Dining Room

10'11" x 9'2"

uPVC French double doors leading to rear garden, carpeted floor.

#### Kitchen

10'11" x 9'9"

Excellent range of units with granite effect worktop and upstands, ceramic sink with drainer and mixer tap, space for free-standing cooker, extractor fan above, plumbed for washing machine, integrated dishwasher, integrated fridge freezer, wood laminate floor.

### First Floor

#### Landing

10'1" x 6'0"

Carpeted, access to roof space with built in ladder.

#### Bedroom 1

12'2" x 11'0"

Carpeted floor, rear view aspect.

#### Bedroom 2

14'0" x 8'11"

Carpeted floor, front view aspect.

#### Bedroom 3

10'2" x 10'1"

Wood laminate floor, front view aspect.

#### Bathroom

7'11" x 6'10"

White suite comprising of shower cubicle with sliding glass door, pedestal wash hand basin with chrome taps, low flush WC, heated towel radiator, tiled floor.

#### Storage

2'7" x 2'6"

#### Garage

21'4" x 8'4"

Up and over door, electric.

#### Outer Front

Tarmac driveway, garden laid in lawn with border planting, outside light.

#### Outer Rear

Enclosed rear garden laid in lawn with paved patio area, border planting, outdoor light, water tap, oil tank, access to garage.

#### Directions

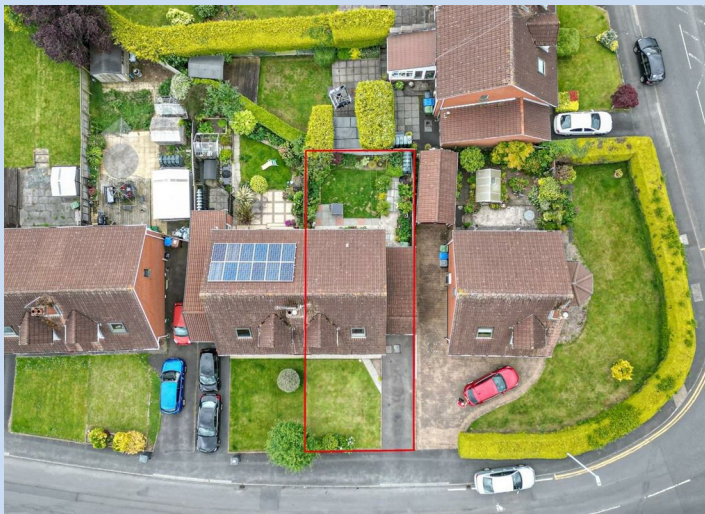
Located off the Gransha Road.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold

Rates - Current Rates are understood to be £1,005.07

## FLOOR PLANS



### 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	65
(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

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