

## 119 Bangor Road , Newtownards, BT23 7BH

"Character and charm in every room..!"

This beautiful, period style semi detached home enjoys a commanding site just off the Bangor Road and has been lovingly refreshed and modernised by its present owners whilst ensuring that it's period features and character are enhanced rather than removed.

The property offers up to 4 bedrooms, plus a floored roofspace with velux window and radiator, and a first floor shower room coupled with a ground floor WC. At the front of the property is a charming, formal lounge with feature cast iron fireplace and bay window but the heart of this home is to the rear where an open plan family room & dining room, with multi fuel stove, meets a practical and well proportioned kitchen/diner and leads on to the beautiful rear gardens. The rear is fully enclosed and boasts a paved patio & sun lounge, lawned gardens, raised beds and a detached garage.

The property benefits from an upgraded Phoenix gas central heating system and uPVC double glazing, including acoustic glass to the front of the property, which does an amazing job of excluding any road noise even at busy periods.

There is much to like about this fine home so we recommend that you book an early appointment to view to avoid disappointment.

**Offers Around £239,950**

# 119 Bangor Road

, Newtownards, BT23 7BH



- Period style semi detached home
- Very nicely modernised throughout whilst retaining character
- 4 bedrooms
- Lounge with feature fireplace
- Family room open plan to dining room
- Kitchen with casual dining area
- Shower room + Ground floor WC
- Detached garage with tarmac driveway
- Gardens to front & enclosed to rear with paved patio
- uPVC double glazing & Phoenix gas central heating

## Entrance

## Porch

6'6x3'7 (1.98mx1.09m)

## Entrance hall

11'3x6'5 (3.43mx1.96m)

## Lounge

12'6x11'8 (3.81mx3.56m)

## Family room

11'11x11'8 (3.63mx3.56m)

## Dining room

14'3x7'6 (4.34mx2.29m)

## Kitchen/diner

21'6x9'5 (6.55mx2.87m)

## WC

6'5x2'1 (1.96mx0.64m)

## Landing

## Bedroom 1

13'1x11'9 (3.99mx3.58m)

## Bedroom 2

12'1x11'9 (3.68mx3.58m)

## Bedroom 3

9'6x9'5 (2.90mx2.87m)

## Bedroom 4

7'3x6'6 (2.21mx1.98m)

## Shower room

6'1x6'1 (1.85mx1.85m)

## Detached garage

14'10x8'11 (4.52mx2.72m)

## Outside

## Tenure

## Property misdescriptions

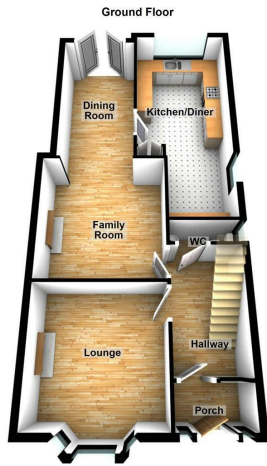


## Directions

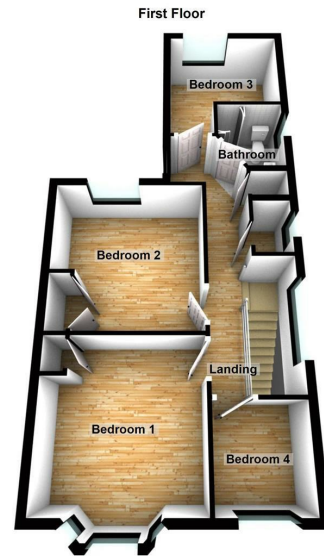
Located on the main Bangor Road out of Newtownards just beside Londonderry Road.



# Floor Plan



Images for illustrative purposes only and subject to change. Plans produced using PlanSolo.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) 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> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		62	Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (28-34) <b>E</b> (21-28) <b>F</b> (11-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	