



# 8 JORDAN AVENUE

Bangor, BT20 4UP

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*Offers around* **£289,950**



DETACHED | 3  | 1  | 3 

Located in this extremely popular residential area here is an ideal opportunity to purchase a fantastic detached property with excellent convenience to many amenities..

## KEY FEATURES

- Fantastic Detached Property in Prime Residential Area
- Excellent Convenience to Many Amenities Including Ward Park, Glenlola Collegiate School, Bangor Aurora Aquatic and Leisure Complex, Bloomfield Shopping Complex and City Centre
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- Bright, Spacious and Flexible Accommodation
- Living Room with Solid Oak Floor, Attractive Fireplace, Open Fire, Open Plan to Casual Dining Area
- Good Sized Fitted Kitchen with Casual Dining Area
- Sun Room with Lovely Aspect Overlooking the Rear Garden
- Three Bedrooms, All with Built-in Wardrobes
- Shower Room with Three Piece Suite
- Potential to Covert the Roofspace Subject to Necessary Approvals
- Phoenix Gas Heating



## ROOM DETAILS

### *Ground Floor*

- Enclosed Entrance Porch
- Reception Hall
- Open Plan Living Room With Casual Dining Area: 23'4" x 11'5"
- Kitchen With Casual Dining Area 20'6" x 10'4"
- Sun Room 11' x 8'

### *First Floor*

- Bedroom One: 11'5" x 11'5"
- Bedroom Two: 11'5" x 11'5"
- Bedroom Three 8' x 9'
- Shower Room

### *Outside*

- Well presented front garden in lawns with flowerbeds in plants and shrubs, driveway with parking.
- Attached Garage 20' x 10'
- Outstanding Fully Enclosed Rear Garden With Extensive Paved Patio Terrace.



## DIRECTIONS

*Jordan Avenue runs between Bloomfield Road and Sunningdale Park.*



## 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+ A		
81-91 B		
69-80 C		
55-68 D	63	72
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient - higher running costs		

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



## OUR BRANCHES

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