



OFFERS AROUND

£265,000

18 Donard Avenue
Bangor
BT20 3QD



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

A Hidden Gem in Bangor West Awaits Renewal. Spacious Detached Home with Untapped Potential.

Set in the prestigious Bangor West, this four bedroom detached home is a sleeping beauty, waiting for the touch of a dreamer to restore its full glory. Though aged and in need of renovation, its foundations are rich with potential and promise, offering a rare opportunity to create a masterpiece in one of the area's most desirable locations.

The expansive living space flows effortlessly from a large, open-plan dining and living area to a family-sized kitchen - a perfect canvas for your vision of modern elegance. Two reception rooms invite gatherings, while a delightful, private rear garden offers a serene escape from the world. This property is priced to reflect its potential,

making it an enticing prospect for those with a creative spirit. Seize the chance to bring new life to this grand old home and craft something extraordinary.



PROPERTY FEATURES

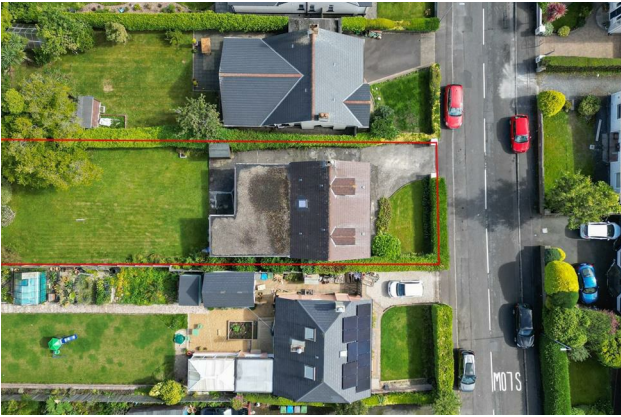


- Four Bed Detached Property In The Prestigious Bangor West Location
- Large Open Plan Living And Dining Area And Separate Sitting Room
- Spacious Kitchen With Access To Rear Garden
- Downstairs Bathroom
- Two Bedrooms On Ground Floor Level
- Further Two Bedrooms on First Floor Level
- Mature Rear Garden Laid In Lawn
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Within Walking Distance Of Bangor City Centre And Local Amenities
- Chain Free Property









THIS PROPERTY COMPRISES

Hallway

22'1" x 9'3"

uPVC front door, cupboard under stairs

Open Plan Living Dining Area

28'2" x 14'9"

Cornicing, rear view aspect of garden.

Sitting Room

11'1" x 11'11"

Fireplace with tiled hearth, front view aspect.

Kitchen

19'4" x 11'2"

Range of high and low level units, laminate work top, stainless steel sink unit with drainer and mixer tap, under counter oven, gas hob, integrated extractor fan, space for under counter fridge and freezer, plumbed for washing machine, vinyl floor, uPVC door leading to rear garden.

Storage

11'2" x 3'5"

Bathroom

8'5" x 5'3"

White suite comprising of walk in shower, pedestal wash hand basin, low flush WC, feature heated towel radiator, extractor fan.

Bedroom 3

11'1" x 8'9"

Front view aspect

Bedroom 4

11'1" x 8'9"

Side view aspect

Landing

5'2" x 4'9"

Velux window.

Bedroom 1

11'8" x 12'0"

Front view aspect.

Bedroom 2

11'8" x 9'1"

Eaves storage, front view aspect.

Storage

4'9" x 4'3"

Outside Front

Boundary hedging, lawn area, tarmac driveway, access to rear garden.

Outsider Rear

Mature garden laid in lawn with border planting, boundary hedging and fencing, outside water tap.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

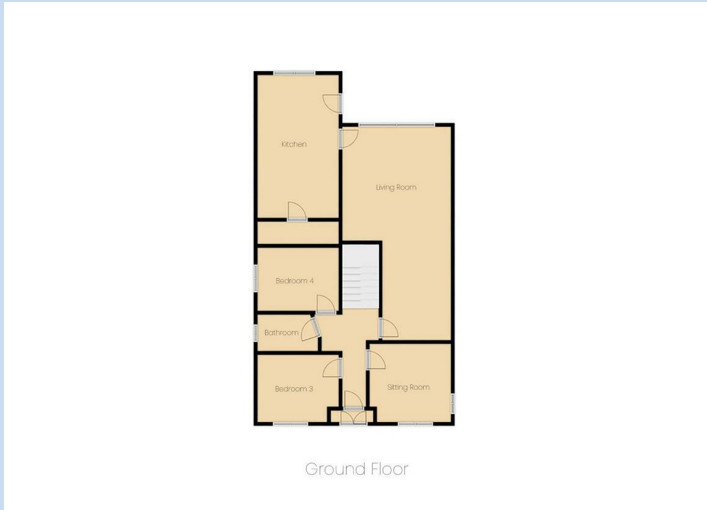
Tenure - Understood to be leasehold

Rates - Understood to be approximately £1553 per annum

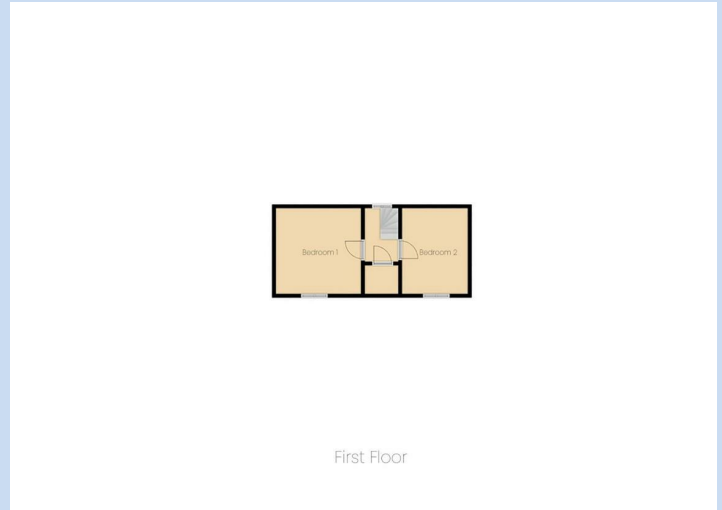
Directions

Off the Brunswick Road, turn onto Rugby Avenue, turn right onto Donard Avenue

FLOOR PLANS



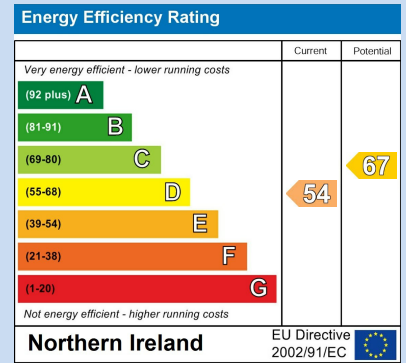
GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating

The rating for this property is:



* 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

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com

PINKERTONS



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.