



# 4 RATHMORE ROAD

Bangor, BT19 1DF

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*Offers around* **£170,000**



SEMI-DETACHED | 3  | 1  | 2 

This delightful semi-detached property has been a much loved family home for many years and provides an excellent opportunity for a range of purchasers to acquire a property within this much sought after area.

## KEY FEATURES

- Well Maintained Semi Detached Family Home
- Lounge with Outlook to Front
- Dining Room with Outlook to Rear Garden
- Fitted Kitchen with Access to Driveway
- Three First Floor Well Proportioned Bedrooms
- Family Bathroom
- Separate WC
- Roofspace
- Economy 7 Heating
- uPVC Double Glazing
- Tarmac Driveway with Sufficient Parking and Covered Car Port
- Easily Maintained Front and Enclosed Rear Gardens Laid in Lawns
- Within Walking Distance of Local Shops



## ROOM DETAILS

### *Ground Floor*

- Entrance Porch
- Lounge  
15'7" x 14'11"
- Dining Room  
11'1" x 9'0"
- Kitchen  
9'0" x 8'0"

### *First Floor*

- Landing
- Bedroom One  
14'5" x 11'1"
- Bedroom Two  
11'1" x 9'7"
- Bedroom Three  
11'4" x 8'0"
- Bathroom
- Separate WC
- Roofspace

### *Outside*

- Detached Garage
- Front Garden Laid In Lawns
- Covered Carport
- Garden to Rear partially Laid In Lawns



To View Floor Plans  
scan QR code below



## DIRECTIONS

Turning off the Crawfordsburn Road onto the Rathmore Road number 4 is located on the right hand side.



## 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+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	53	59
21-38 <b>F</b>		
1-20 <b>G</b>		

Very energy efficient - lower running costs

NOT energy efficient - higher running costs

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



## OUR BRANCHES

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