



6 KINGSMERE AVENUE

Bangor, BT19 6FG

Offers around **£169,950**



SEMI DETACHED | 3  | 2  | 1 

Tucked away in a cul-de-sac within this popular residential area here is an ideal opportunity to purchase an attractive semi detached property with no onward chain.

KEY FEATURES

- Attractive Semi Detached Property With No Onward Chain
- Cul-De-Sac Position Within Popular Residential Area
- Living Room With Attractive Fireplace, Open Plan To Dining Area
- Fitted Kitchen
- Three Well Proportioned Bedrooms Including Main Bedroom With En Suite Shower Room
- Good Sized Bathroom With Three Piece Suite
- Phoenix Gas Heating
- Upvc Double Glazed Windows
- Front Garden In Lawns
- Tarmac Driveway With Parking
- Fully Enclosed Rear Garden With Lawns And Extensive Paved Patio Barbecue Terrace
- In Close Proximity To Many Amenities Including Leading Local Schools, Bloomfield Shopping Complex, Ward Park And Linear Park



ROOM DETAILS

Ground Floor

- Reception Hall
- Living Room
13' 11" x 13' 0"
- Dining Area
10' 0" x 8' 10"
- Kitchen
11'3" x 9'10"

First Floor

- Bedroom One
15' 3" x 10' 4"
- En Suite Shower Room
- Bedroom Two
10' 0" x 7' 3"
- Bedroom Three
9' 9" x 6' 5"
- Bathroom
- Roofspace

Outside

- Front Garden In Lawns
- Tarmac Driveway With Parking
- Good Sized Fully Enclosed Rear Garden With Lawns
- Extensive Paved Patio Barbecue Sun Terrace Area



DIRECTIONS

If entering Silverbirch Road from Ballycrochan Road travel to the end of Silverbirch Road and turn right onto Kingsmere Avenue. If approaching from Robinson Road turn right onto Silverbirch Road and if approaching from Ashbury



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	67	70
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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