



ASKING PRICE

£175,000

2 Cranley Mews

Bangor

BT19 7FF



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PINKERTONS

Sales, Lettings and Property Management

Charming Three Bedroom Semi-Detached Home in Popular Cul-De-Sac, Providing Perfect Family Living with Open-Plan Kitchen and Attached Garage

Nestled in a quiet cul-de-sac within a desirable residential area, this well-presented semi-detached home offers an excellent opportunity for family living. Featuring three bedrooms and an attached garage, the property provides plenty of room for a growing family. The bright, open-plan kitchen flows seamlessly into the dining area, with patio doors

that open directly onto the garden, perfect for outdoor entertaining or relaxation. A utility room adds further convenience, while the attached garage offers valuable storage.

Located close to excellent primary and secondary schools, this home is ideal for families looking to

settle in a well-established and convenient area of Bangor. With easy access to local amenities and transport links, this property presents a wonderful combination of comfort, space, and location.



PROPERTY FEATURES



- Three Bed Semi-Detached In Popular Residential Area
- Bright Lounge
- Spacious Kitchen With Dining Area
- Downstairs WC
- Three Bedrooms
- Family Bathroom With Walk In Shower
- South Facing Enclosed Garden To Rear
- PVC Glazing
- Gas Fired Central Heating System
- Close To Local Schools And Amenities









THIS PROPERTY COMPRISES

Hallway
6'4" x 4'10"

Living Room
12'7" x 14'6"

Kitchen
17'8" x 11'6"

Utility
9'5" x 4'2"

Landing
10'1" x 7'3"

Storage
2'3" x 1'6"

Bedroom 1
11'1" x 13'4"

Bedroom 2
10'1" x 10'7"

Bedroom 3
8'1" x 7'3"

Bathroom
7'3" x 5'9"

Garage
8'7" x 18'

Outside Front
Driveway and garden to front

Outside Rear
Garden to rear

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

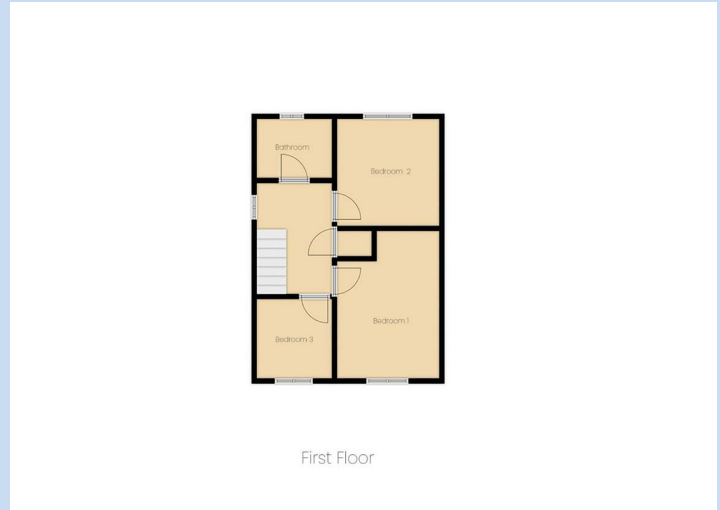
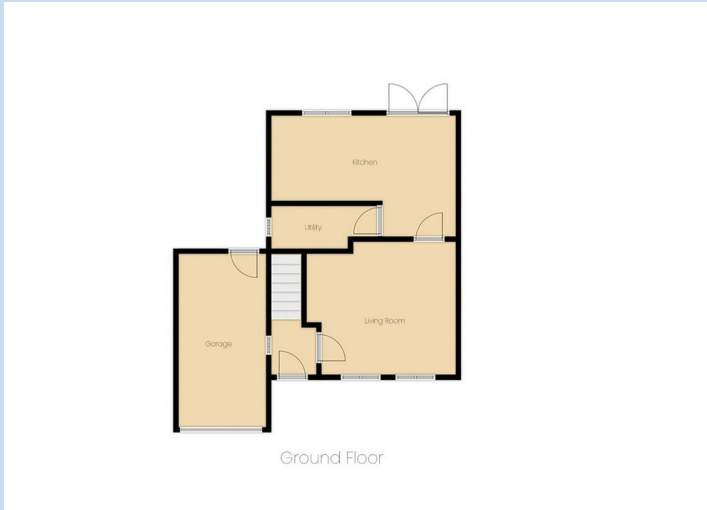
Tenure - Understood to be leasehold

Rates - Understood to be approximately £959.39 per annum

Directions

When travelling on Bexley Road towards Ashbury Avenue, take a left onto Cranley Road and Cranley Mews is the first cul-de-sac on the left.

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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WILL YOU NEED A MORTGAGE?

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LETTINGS & PROPERTY MANAGEMENT

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