



9 MONEA CLOSE

Bangor, BT19 1AL

Offers around **£175,000**



SEMI-DETACHED | 3  | 1  | 1 

9 Monea Close has been a well maintained family home for many years and will appeal to a range of purchasers from first time buyers to downsizers and young families alike.

KEY FEATURES

- Semi Detached property in popular Bangor location
- Situated on Generous Corner Site
- Exceptionally Maintained Family Home
- Living / Dining Room
- Kitchen with Range of Integrated Appliances and Access to Rear Garden
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Integral Garage & Driveway Parking
- Oil Fired Central Heating
- uPVC Soffits & Facias
- Quiet cul-de-sac location
- Front Garden Laid in Lawns
- Enclosed Rear Garden Laid in Decking and Lawns
- Within Easy Reach of Town Centre, Bangor's Ring Road, Main Arterial Routes for City Commuting and a Host of Other Local Amenities



ROOM DETAILS

Ground Floor

- Covered Entrance Porch
- Reception Hall
- Lounge/Dining Room
20'6" x 11'11"
- Kitchen
10'10" x 9'0"

First Floor

- Landing
- Bedroom One
13'6" x 8'10"
- Bedroom Two
10'6" x 6'5"
- Bedroom Three
12'6" x 7'0"
- Bathroom

Outside

- Rear utility room with Worcester gas fired boiler
- Leading through to garage, plumbed for utilities
- Ample driveway parking for several cars
- Rear garden partially laid in lawns, partially laid in paving
- Garden to front laid in lawns.



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling along the West Circular Road heading towards Belfast, turn left onto the Clandeboye Road, right into Clandeboye Way and 2nd right into Monea Close. The property is at the end of the cul-de-sac.



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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		
		70

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



OUR BRANCHES

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