



# 14 COTSWOLD GARDENS

Bangor, BT20 4SG

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*Offers Around* **£244,950**

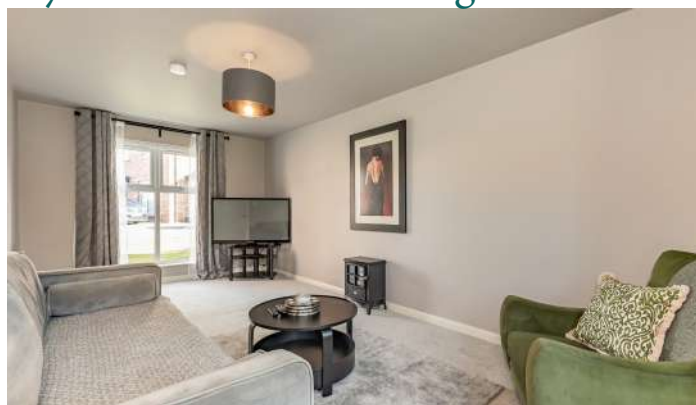


DETACHED | 3  | 2  | 2 

Tucked away at the end of a cul-de-sac within this small popular development here is an ideal opportunity to purchase an outstanding detached red brick property with excellent convenience to Ballyholme beach and village and

## Bangor centre itself KEY FEATURES

- Fantastic Detached Red Brick Property
- Cul-de-Sac Position Within Small Popular Development
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- Bright, Spacious and Flexible Accommodation
- Living Room
- Good Sized Modern Kitchen with Casual Dining Area and French Doors onto the Rear Garden
- Three Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- Family Bathroom with Three Piece Suite
- Additional Downstairs WC
- Phoenix Gas Dual Zoned Heating with Thermostats
- uPVC Double Glazed Windows, Guttering and Soffits
- Front Garden in Lawns / Driveway with Parking / Good Sized Detached Garage
- Outstanding Fully Enclosed Rear Garden with Southerly Aspect



## ROOM DETAILS

### Ground Floor

- Reception Hall
- Downstairs WC
- Living Room  
19' 3" x 9' 9"
- Kitchen with Casual Dining Area  
19' 3" x 9' 9"

### First Floor

- Landing
- Bedroom One  
15' 0" x 9' 9"
- En Suite Shower Room
- Bedroom Two  
14' 7" x 9' 4"
- Bedroom Three  
9' 79 x 9' 0" "
- Bathroom

### Outside

- Front Garden In Lawns, Tarmac Driveway in Loose Stones
- Fully Enclosed Rear Garden With Lawns, Paved Patio and a South Westerly Aspect
- Detached Garage  
20' 10" x 10' 1"



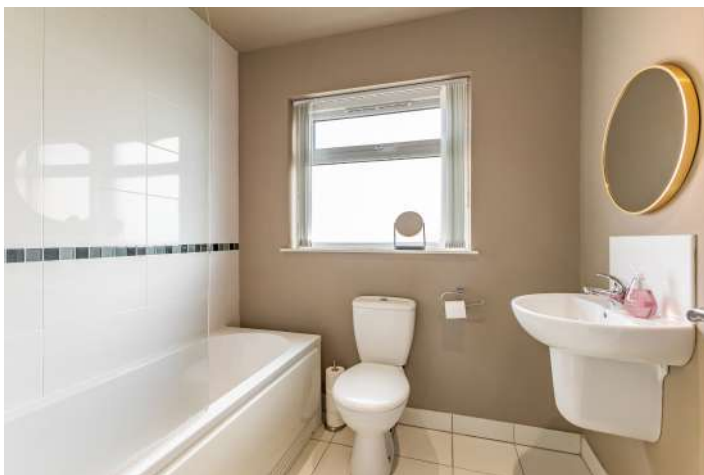
To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from Bangor along the Donaghadee Road, turn left into Cotswold Drive just before the roundabout. Take the first right into Cotswold Gardens and number 14 is 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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	79	79
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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