



# 46 BAYVIEW ROAD

Bangor, BT19 6AR

---

*Offers Around* **£289,950**



DETACHED BUNGALOW | 3  | 1  | 1 

Occupying arguably one of the finest sites in the area here is an ideal opportunity to purchase an attractive detached bungalow with no onward chain.

## KEY FEATURES

- Attractive Detached Bungalow with No Onward Chain
- Occupies Arguably One of the Finest Sites in the Area
- Providing Ample Room to Extend Subject to Necessary Approvals
- Full Planning Permission Approved for a Double Storey Extension, Contact the Office for Further Details
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- Good Size Open Plan Living Room with Cast Iron Fireplace, Open Fire, Dining Area and Double Glazed Sliding Patio Door to Rear Garden
- Superb Modern Fitted Kitchen
- Three Well Proportioned Bedrooms, All with Cornice Ceiling
- Bathroom with Three Piece Suite
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Detached Garage



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Living Room  
24'4" x 11'5"
- Superb Modern Fitted  
Kitchen  
9'9" x 9'8"

### *Ground Floor*

- Bedroom One  
13' x 10'
- Bedroom Two  
9'2" x 9'
- Bedroom Three  
8'10" x 10'
- Bathroom

### *Outside*

- Detached Garage  
14'9" x 8'3"
- Outstanding Good Sized  
Fully Enclosed Rear  
Garden With Lawns
- Paved Patio Area
- Rear Garden with  
Westerly Aspect



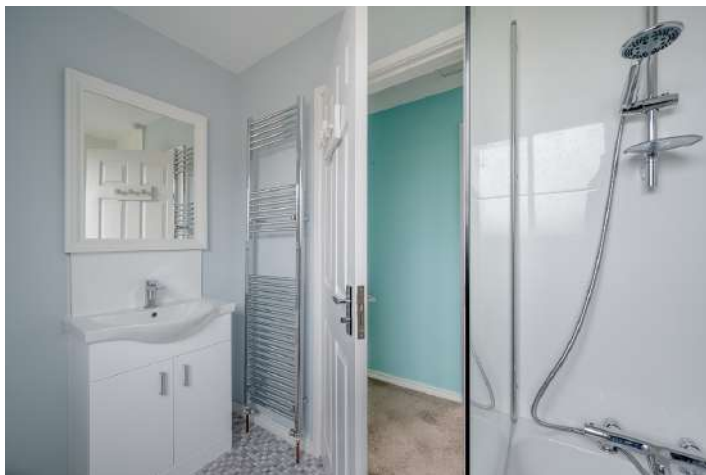
To View Floor Plans  
scan QR code below





## DIRECTIONS

*Heading along the ring road from Donaghadee roundabout in the direction of Groomsport turn right onto Dixon Road. Take the first on your left onto Bayview Road.*



## 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>		
39-54 <b>E</b>	41	61
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

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

