



# 25 WOODGATE

Bangor, BT19 1WL

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*Asking price* **£249,950**

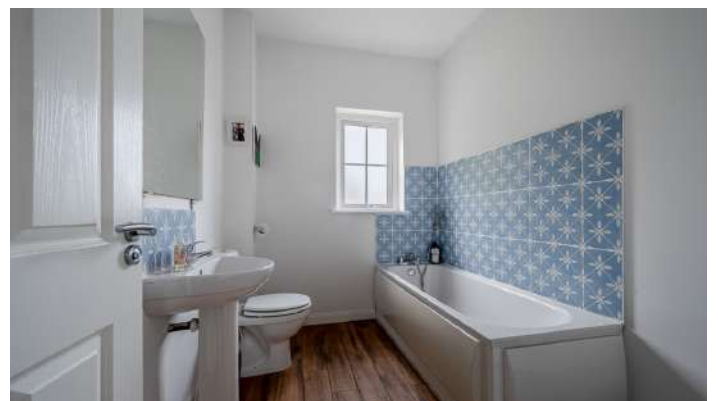


DETACHED | 3  | 2  | 1 

Located in this desirable area of Bangor, located off the Rathmore Road 25 Woodgate is a charming, detached house built only 10 years ago, offering a perfect blend of comfort and practicality.

## KEY FEATURES

- Detached Home Located in Small Popular Development
- Beautifully Presented Throughout
- Living Room with Feature Marble Fireplace
- Modern Fitted Kitchen Open Plan to Dining/Family Area with tiled floor throughout and Double Doors Leading to Rear Garden
- First Floor Landing with Access to Roofspace
- Three Well Proportioned Bedrooms
- Primary with En Suite Shower Room and Walk in Wardrobe
- Large Family Bathroom with White Suite
- Additional Downstairs Shower Room
- Utility Room
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Driveway to Front
- Fully Enclosed Large Rear Garden in Lawns
- Ultrafast Broadband Available



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Lounge  
15'10" x 11'4"
- Kitchen/Dining  
24'1" x 12'9"
- Rear Hallway
- Shower Room
- Utility Room  
8'3" x 7'2"

### *First Floor*

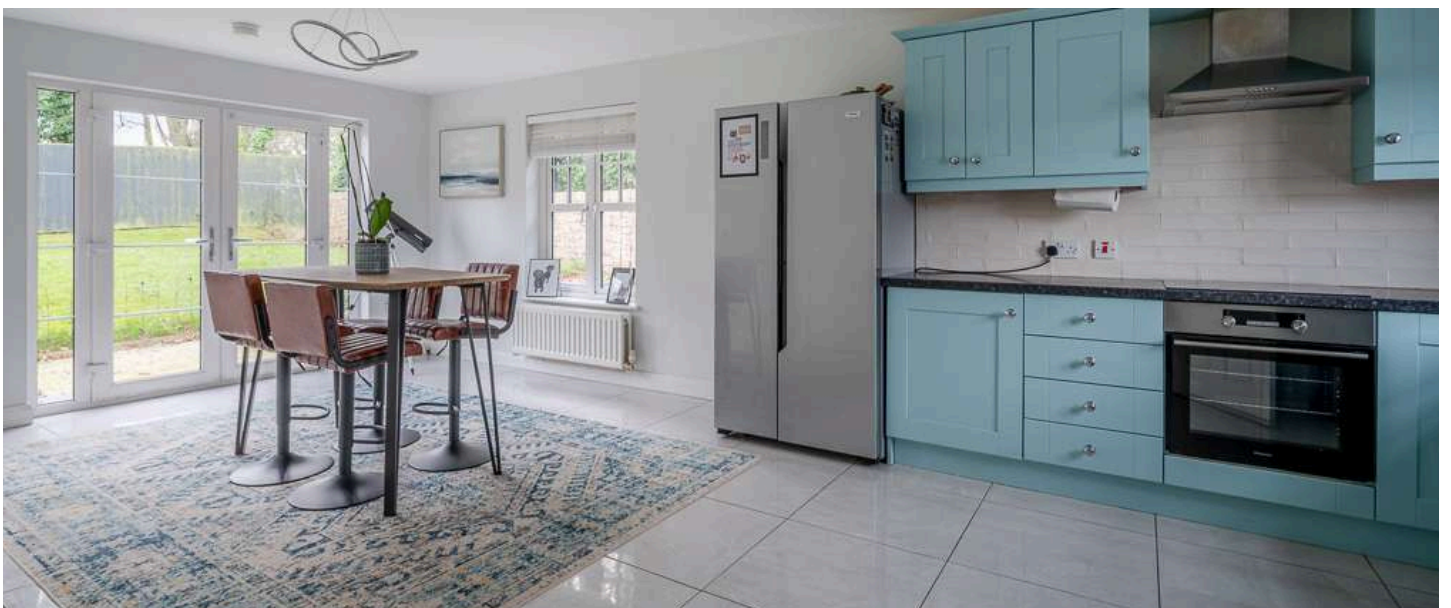
- Landing
- Bedroom One  
12'11" x 10'11"
- Ensuite Shower Room
- Bedroom Two  
12'11" x 9'2"
- Bedroom Three  
11'2" x 9'2"
- Bathroom

### *Outside*

- Driveway Parking
- Garden To Rear
- Patio Area
- Partially Laid In Lawns



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling along the Rathgael Road, in the direction of Bangor, The Wood Gate development is located on the left 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>	76	76
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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