



## 19 SINCLAIR DELL

Bangor, BT19 1ED

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*Offers around* **£185,000**



SEMI-DETACHED | 3  | 1  | 1 

This is a superb example of a three bedroom semi detached property, exceptionally well maintained and beautifully presented throughout. With little to do but simply move in we feel this property will create strong demand on today's market.

## KEY FEATURES

- Beautifully Maintained Semi Detached Family Home
- Exceptional Presentation Throughout
- Bright and Spacious Accommodation
- Lounge with Oak Flooring and Contemporary Wall Mounted Fireplace, Open to Dining Room with Oak Flooring
- Bespoke Fitted Kitchen with Integrated Oven and Hob
- Well Proportioned First Floor Bedrooms
- Modern White Bathroom Suite with Whirlpool Style Jacuzzi Bath and Electric Shower Unit
- Gas Fired Central Heating
- uPVC Double Glazing
- uPVC Soffits and Fascia Boards
- Low Maintenance Home with Tarmac Driveway and Ample Parking
- Mature Front Gardens and Enclosed Rear Gardens, Landscaped in Loose Pebbles and Covered Timber Decking, the Ideal Space to Enjoy Outdoor Entertaining
- Convenient and Sought After Location





## ROOM DETAILS

### Ground Floor

- Covered Entrance Porch
- Reception Hall
- Lounge  
12'8" x 11'10"
- Dining Area  
8'11" x 8'8"
- Kitchen  
11'2" x 8'11"

### First Floor

- Landing
- Bedroom One  
12'3" x 10'9"
- Bedroom Two  
10'9" x 9'0"
- Bedroom Three  
9'2" x 8'6"
- Bathroom
- Roofspace

### Outside

- Tarmac driveway with ample parking for numerous vehicles
- Mature front gardens laid in lawn, mature shrubs, mature planting
- Enclosed to rear with landscaped rear garden laid in loose pebbles
- Extensive timber decking and open sheltered gazebo with patio heater



To View Floor Plans  
scan QR code below





## DIRECTIONS

Travelling from the Crawfordsburn Road on the Rathmore Road turn right onto Henderson Road, take the second left onto Sinclair Road North the turn right onto Sharman Rise, then turn left onto Sinclair Avenue and Sinclair Dell is the second right hand turn.



## 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	74	76
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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