



18 FERNMORE ROAD,  
BANGOR, BT19 6DY



Offers Around £267,500



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ESTATE AGENTS

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# 18 Fernmore Road Bangor, BT19 6DY

- Spacious detached chalet bungalow in a highly sought-after residential area of Bangor.
- Flexible accommodation layout – up to five bedrooms and two reception rooms or four bedrooms and three reception rooms.
- Large ground-floor bedroom, ideal for guests, older family members, or those needing single-level living.
- Three generous reception rooms offering versatile living and dining space.
- Modern fitted kitchen with ample storage, a breakfast bar, and space for appliances.
- Recently updated bathroom with a spacious walk-in shower.
- Private enclosed rear garden with a patio area and a well-maintained lawn.
- Oil-fired central heating, double glazing throughout, and uPVC soffits and fascias for easy maintenance.

## ENTRANCE HALL

Composite front door leading to hallway with glazed inner door, double panelled radiator, stairs to first floor, intruder alarm, enclosed electrical consumer unit

## LOUNGE

17' 11" x 11' 11" (5.462m x 3.636m)

Feature fireplace with brick surround, tiled hearth and wood mantle, electric inset fire, two double panelled radiators, tongue and groove wood panelling on ceiling

## LIVING ROOM

13' 8" x 11' 7" (4.162m x 3.524m)

Feature fireplace with tiled surround and hearth two double panelled radiators, tongue and groove wood panelling on ceiling, recessed lighting

## DINING ROOM / BEDROOM (4)

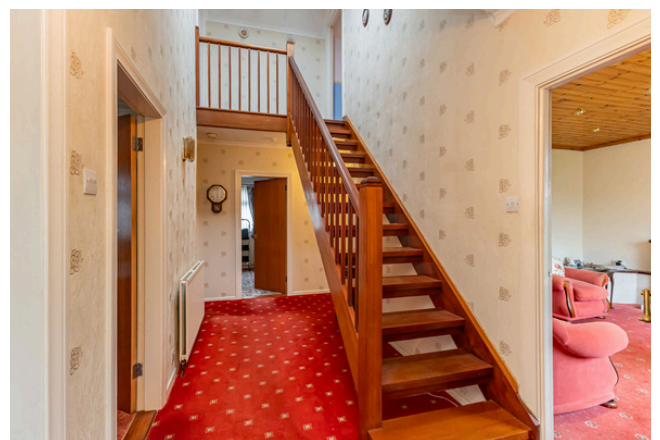
11' 11" x 8' 0" (3.639m x 2.442m)

Single panelled radiator, cornicing

## KITCHEN

12' 9" x 8' 11" (3.894m x 2.706m)

Range of high and low level cupboards, roll edged worktops, one and half bowl stainless steel sink unit with chrome mixer tap and drainer, space for fridge freezer, space for cooker, integrated extractor fan, breakfast bar, plumbed for washing machine, single panelled radiator, recessed lighting glazed upvc door leading to back garden



### **STUDY / BEDROOM (5)**

9' 4" x 7' 9" (2.837m x 2.350m)

Single panelled radiator



### **BATHROOM**

9' 3" x 6' 2" (2.814m x 1.892m)

Walk in shower with mains thermostatic shower, push button wc, vanity wash hand basin with chrome mixer tap, single panelled radiator, Hotpress off with herculag hot water tank, pvc panelled ceiling, recessed lighting

### **BEDROOM (1)**

12' 11" x 8' 11" (3.926m x 2.711m)

Single panelled radiator, cornicing



### **LANDING**

Velux Window



### **BEDROOM (2)**

11' 10" x 9' 9" (3.596m x 2.965m)

Velux window, double panelled radiator, built in storage, eaves access

### **BEDROOM (3)**

13' 7" x 10' 1" (4.143m x 3.083m)

Velux window, double panelled radiator, built in storage



### **ATTACHED GARAGE**

16' 9" x 9' 2" (5.115m x 2.788m)

Light and power, roller garage door

### **OUTSIDE**

Front: paved driveway, gardens in lawns

Rear: oil boiler house, oil tank, paved patio area, area in lawns, mature trees - private





## VIEWING

By appointment through agents

## CAPITAL VALUE RATING ASSESSMENT: £170,000

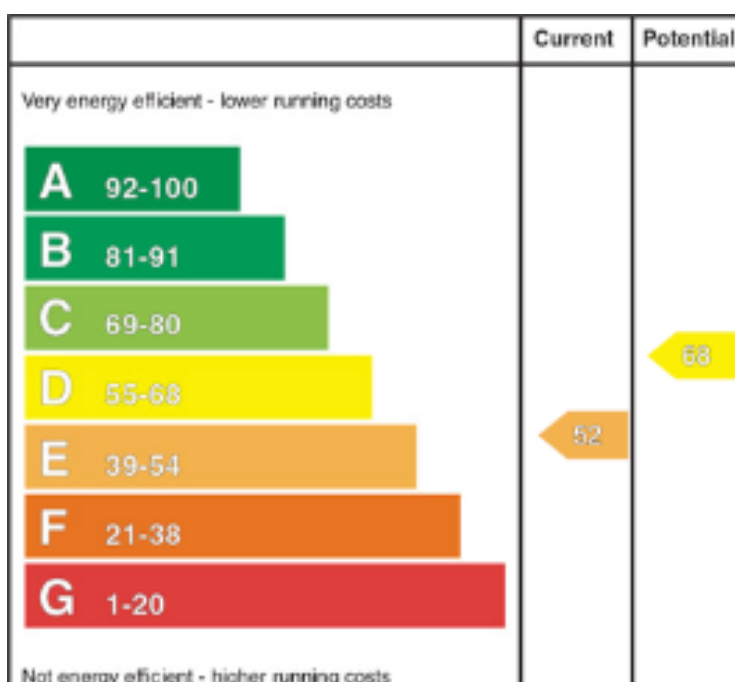
Rates for year end April 2025: £1553.29 approx

## DIRECTIONS

Leaving Bangor via the Donaghadee Road, continue through the roundabout and turn right into Kilamine Road, take right into Kilmaine Avenue, take left unto Fernmore Road and the property is along on the right.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>



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