



OFFERS AROUND

**£215,000**

12 Rathmore Avenue  
Bangor  
BT19 1DH



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## Charming and Modern Three Bedroom Semi-Detached Chalet Bungalow in Desirable Bangor West – Perfect for Family Living or Entertaining

Nestled in the highly sought-after Bangor West area, this immaculate three bedroom semi-detached property exudes both charm and modern comfort. Lovingly refurbished in the last year, the home features a spacious lounge seamlessly open to a dining area, complete with a cosy wood-burning stove—ideal for gatherings or quiet nights

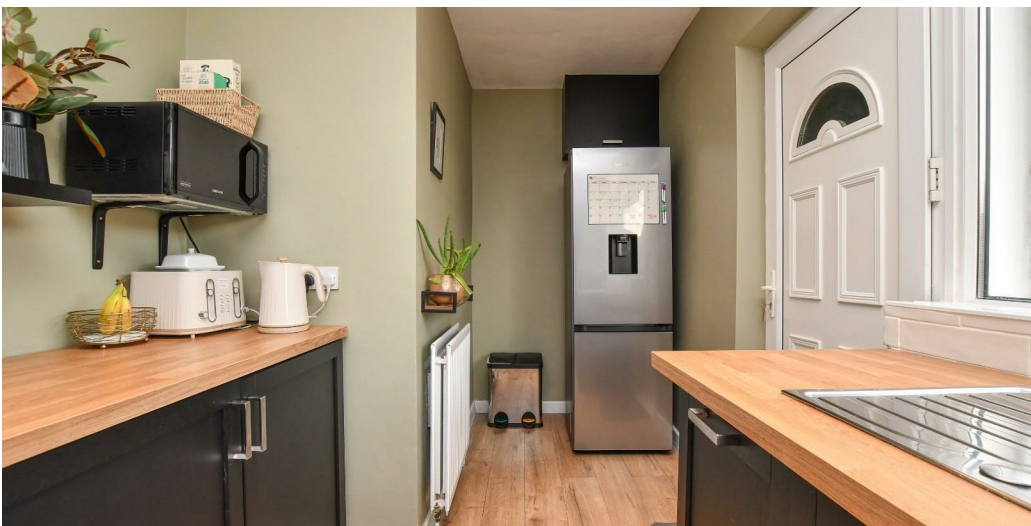
in. The modern kitchen is complemented by a convenient rear utility room, ensuring practicality without compromising style. The enclosed rear garden, with its delightful patio area, provides a serene space for outdoor enjoyment. With a flexible layout, including one bedroom on the ground floor and two further bedrooms upstairs,

this home offers versatility for families or guests. A modern bathroom and efficient gas heating add to the property's appeal. This home truly presents a wonderful opportunity for those seeking quality and character.

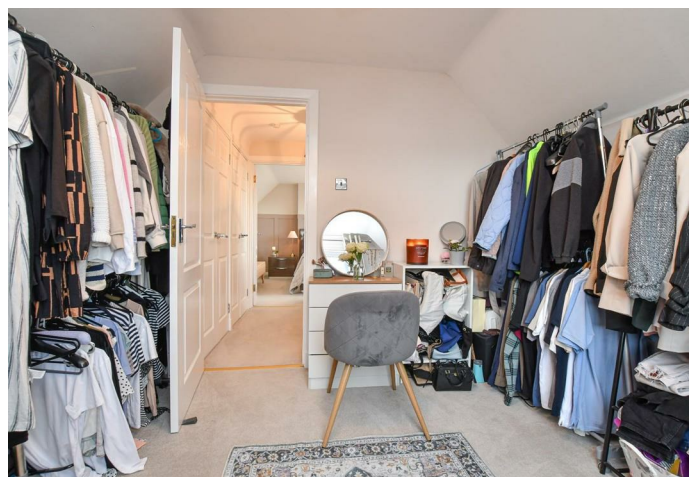




# PROPERTY FEATURES



- Stunning Semi-Detached Chalet Bungalow
- Bright Lounge/Dining Room With Feature Wood Burning Stove
- Modern Newly Fitted Kitchen With Range Of Integrated Appliances
- Three Bedrooms
- Bathroom With Walk In Shower
- Enclosed Private Rear Garden
- PVC Glazing
- Gas Fired Central Heating System
- Close To Local Schools And Amenities
- Sought After Bangor West Location















## THIS PROPERTY COMPRISES

### Hallway

12'11" x 10'

Composite front door, wall panelling, Herringbone style plank flooring, storage cupboard.

### Living/Dining Room

11'1" x 21'0"

Feature wood burning stove with wooden mantel and slate hearth, Herringbone style plank flooring, dual aspect view of front and rear garden.

### Kitchen

15'11" x 7'6"

Range of high and low level units, wood laminate worktop with stainless steel sink unit with drainer and mixer tap, integrated under counter oven with electric hob, stainless steel extractor fan above, integrated dishwasher, vinyl wood effect floor, partly tiled walls, recessed spotlights.

### Utility

5' x 5'8"

Range of units, plumbed for washing machine, space for dryer, PVC door leading to rear garden.

### Bathroom

5'5" x 6'3"

Modern white suite comprising of walk in shower, vanity unit

with storage drawers and mixer tap, low flush wc, heated towel radiator, fully tiled walls and floor, extractor fan.

### Bedroom 3

9'2" x 9'1"

Herringbone style plank flooring, feature wall panelling.

### Landing

8'3" x 6'4"

### Upstairs Storage Cupboard

6'4" x 1'8"

Plumbing in place for potential bathroom.

### Bedroom 1

12'5" x 11'1"

Feature wall panelling, newly carpeted, new PVC double glazed window installed in the last year.

### Bedroom 2

9'4" x 10'

Newly carpeted.

### Storage

2'10" x 1'11"

### Garage

19'3" x 9'9"

Up and over door, power and light.

### Outside Front

Brick paved driveway with ample space for several cars, border planting, boundary fencing, outside light.

### Outside Rear

Fully enclosed private rear garden with border planting, boundary fencing and hedging, access gate to front of property, outside light.

### Directions

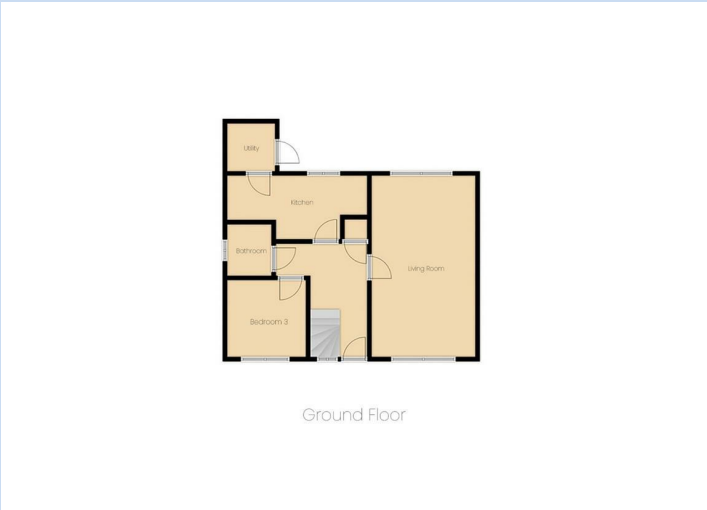
Located off Rathmore Road

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold

Rates - Understood to be approximately £1,005.07 per annum

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



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