



# 15 ABBINGTON MANOR

Bangor, BT19 1ZQ

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*Offers around* **£169,950**



MID TOWNHOUSE | 3  | 2  | 1 

Here is an excellent opportunity to purchase an attractive and mid terrace townhouse within this small popular development. Located off Old Belfast Road the property is conveniently positioned in close proximity to many amenities.

## KEY FEATURES

- Attractive Modern Mid Townhouse
- Small and Popular Development
- Conveniently Positioned in Close Proximity to Many Amenities With Belfast Also Easily Accessible
- Living Room with Attractive Fireplace and Gas Coal Effect Fire
- Master Bedroom with En Suite Shower Room
- Well Presented Bathroom with White Suite
- Additional Downstairs WC
- Phoenix Gas Central Heating, uPVC Double Glazed Windows
- Alarm System
- Fully Enclosed Rear Garden in Lawns with Southerly Aspect and Paved Patio Barbecue Area
- Private Allocated Car Parking and Additional Visitor Parking
- Ultrafast Broadband Available



## ROOM DETAILS

### *Ground Floor*

- Entrance
- Reception Hall
- Lounge  
14'8" x 12'1"
- Kitchen/Dining  
15'6" x 13'3"
- WC

### *First Floor*

- Landing
- Bedroom One  
12'8" x 12'1"
- Ensuite Shower Room
- Bedroom Two  
11'7" x 8'6"
- Bedroom Three  
8'6" x 7'0"
- Bathroom

### *Outside*

- Rear garden
- Partially laid in paving
- Outside tap
- Rear garden partially laid in lawns with raised brick feature planting area and cherry blossom tree,
- Space for outside shed.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Heading out of Bangor along Old Belfast Road turn right into Abbington Manor development just after Springhill shopping complex.*



## 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		
	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>		
<i>NOT energy efficient - higher running costs</i>		

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



## OUR BRANCHES

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