



31 AVA STREET

Bangor BT20 3JX

Offers Around

£129,950



SEMI-DETACHED | 2 | 1 | 1

This superb semi detached property is ideally located off the Clandeboye Road offering excellent convenience to local shops and amenities, Clandeboye Retail Park, Bangor town centre, Castle Park and the main arterial routes for the city commuter. Having been recently modernised by the current owners there is little left to do but just move your furniture in and enjoy.

KEY FEATURES

- Superb Semi Detached Property Off The Clandeboye Road
- Recently Renovated
- Little Left to do but Just Move Your Furniture in and Enjoy
- Bright and Airy Living Room with Cast Iron Multi Fuel Burning Stove
- Modern Kitchen with Ample Space for Casual Dining
- Two Well Appointed First Floor Bedrooms
- Bathroom with Contemporary White Suite
- Front and Good Sized Fully Enclosed Rear Garden with Southerly Aspect
- Off Street Private Parking
- Recently Installed Gas Fired Central Heating
- uPVC Double Glazing



ROOM DETAILS

GROUND FLOOR Landing

- Reception Hall

Living Room

12'3" x 11'9"

Kitchen With Dining Area

15'3" x 7'6"

Rear Porch
- Bedroom One

12'1" x 10'4"

Bedroom Two

9'8" x 7'6"

Bathroom

OUTSIDE

FIRST FLOOR



DIRECTIONS

Travelling out of Bangor, along the Clandeboye Road, Ava Street can be found on your right hand side just before Bangor Football Club.



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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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