



# 14 TOWERVIEW CRESCENT

Bangor BT19 6BA

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*Offers Around*

**£274,950**

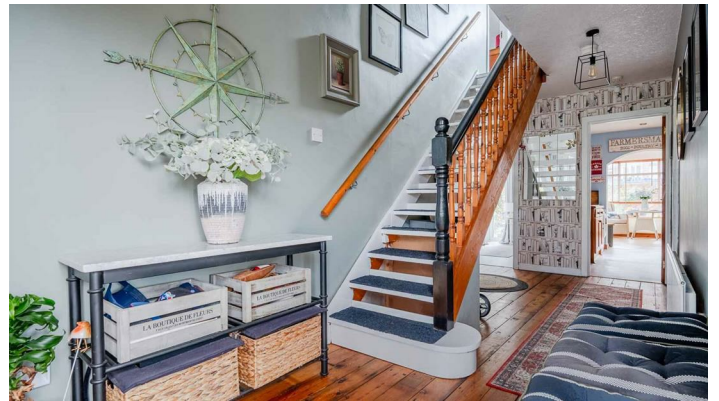


DETACHED | 4  | 2  | 2 

Located in this extremely popular residential area here is an ideal opportunity to purchase an attractive detached extended home in close proximity to many amenities.

## KEY FEATURES

- Bright, Spacious and Versatile Accommodation
- Living Room with Attractive Fireplace and Open Fire
- Kitchen with Casual Dining Area
- Sun Room with Feature Vaulted Ceiling
- Up to Four Bedrooms, Two on the Ground Floor
- Could be Used as an Additional Reception Room
- Ground Floor Bathroom
- First Floor Wash Room
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- In Close Proximity to Many Amenities
- Demand Anticipated to be High and From a Wide Range of Potential Purchasers



## ROOM DETAILS

*GROUND FLOOR* *Bedroom Three*

12'1" x 11'

*Bedroom Two*

11'1" x 14'9"

*Entrance*

*Bedroom Four*

*Wash Room*

*Reception Hall*

11'9" x 11'1"

*Outside*

*Living Room*

*Bathroom*

14'6" x 12'4"

*FIRST FLOOR*

*Kitchen with Casual*

*Landing*

*Dining Area*

18'1" x 11'

*Bedroom One*

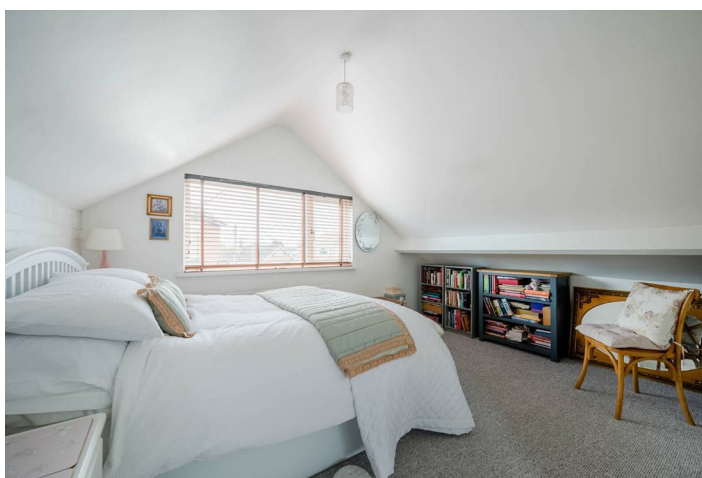
*Sun Room*

17'6" x 11'3"



## DIRECTIONS

*Travelling along Towerview from Ballymacconnell Road South take your first left onto Towerview Crescent and Number 14 can be found on your right hand side.*



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

## OUR BRANCHES

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