



23 BIRCH PARK

BANGOR BT19 1RZ

Offers Around

£179,950



SEMI-DETACHED | 4 | 2 | 2

Conveniently located off the Rathgael Road this extended four bedroom semi detached home occupies a prime site within a quiet cul-de-sac location. In brief, the accommodation comprises of a spacious living room with open fire, modern fitted kitchen open plan to dining area and a large bedroom with en suite shower room, to the ground floor.

KEY FEATURES

- Extended Four Bedroom Semi Detached Home
- Spacious Living Room with Fireplace and Open Fire
- Modern Fitted Kitchen Open Plan to Dining Area
- Large Ground Floor Bedroom with En Suite Shower Room and Disability Access
- Three Further Well Proportioned First Floor Bedrooms
- Bathroom with Coloured Suite
- uPVC Double Glazing
- Oil Fired Central Heating
- Driveway Providing Ample Parking
- Gardens Laid in Lawns



ROOM DETAILS

RECEPTION
HALL:

Living Room
15'6" x 12'7"

Kitchen/Dining
19'1" x 10'7"

Bedroom Four
19'8" x 10'9"

Shower Room

Landing

Bedroom One
11'7" x 10'7"

Bedroom Two
12'2" x 9'9"

Bedroom Three
8'1" x 7'5"

Bathroom

OUTSIDE



DIRECTIONS

Travelling from Belfast along the main dual carriageway turn right onto the Rathgael Road. Continue down the Rathgael Road towards the petrol station and turn left into Birch Drive just before the lights at the junction of Clandeboye Road. Birch Park is the second turning 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
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		
	53	66
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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