



5 SHANDON CLOSE

Bangor BT20 5GZ

Offers Around

£479,950

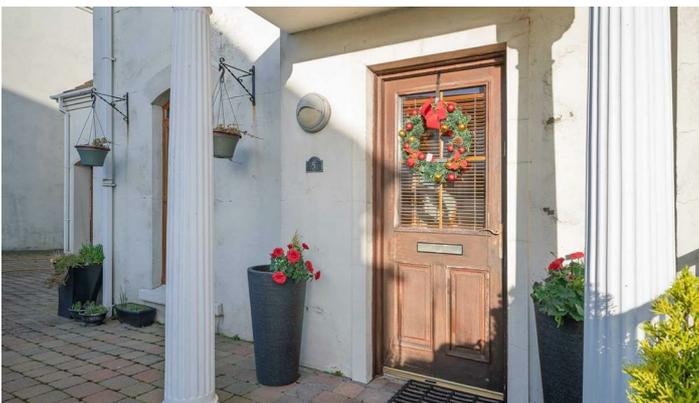


DETACHED

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Located in a small gated development of only four properties here is an ideal opportunity to purchase a substantial detached family home tucked away off the popular and prestigious Shandon Drive in Bangor, offering excellent convenience to the many local amenities which include Ballyholme beach and village, sailing clubs, Ballyholme Esplanade and Bangor centre itself.

The property has bright, spacious and flexible accommodation providing a range of different layouts to suit the needs of the owners. The ground floor comprises a spacious dining/entrance hall with attractive carved oak fireplace and gas coal effect fire, good size fitted kitchen open plan to casual dining/family area and living room with attractive oak fireplace, gas coal effect fire and uPVC double glazed French doors onto the rear garden. Upstairs on the first floor you have three bedrooms including main bedroom with en suite shower room and dressing room. One of those bedrooms could be used as an additional reception room if required. You also have a bathroom, with four piece suite to include bath and separate shower, and that all important home office. Finally, on the second floor, there are three bedrooms, two of which have views to Ballyholme Bay.



KEY FEATURES

- Substantial Detached Family Home with Huge Potential
- Located in a Small Private Development of Only Four Properties
- Popular and Prestigious Ballyholme Location Off Shandon Drive
- Bright, Spacious and Flexible Accommodation
- Living Room with Attractive Oak Fireplace, Gas Coal Effect Fire
- uPVC Double Glazed French Doors to the Rear Garden
- Dining/Reception Hall with Attractive Oak Fireplace and Gas Coal Effect Fire
- Large Open Plan Kitchen to Casual Dining/Family Area
- Separate Utility Room
- Six Bedrooms
- Main Bedroom with En Suite Shower Room and Dressing Room
- One of the Bedrooms Could be Used as an Additional Reception Room
- That All Important Home Office
- First Floor Bathroom with Four Piece Suite
- Additional Downstairs WC
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Pressurised Water System
- Gardens in Lawns to Front, Side and Rear
- Driveway in Brick Paviour with Parking
- Integral Garage
- Convenient Location in Close Proximity to Many Amenities



ROOM DETAILS

FIRST FLOOR

Entrance

Reception/Dining

16' x 12'1

Downstairs WC

Living Room

17'9 x 16'0

Kitchen

27'6 x 13'8

Utility Room

Integral Garage

18'4 x 15'6

SECOND FLOOR

Landing

Bedroom One

19'7 x 13'7

Bedroom Four

14'2 x 8'6

Bedroom Five

15'10 x 10'0

Office/Bedroom

Seven

9'7 x 9'2

Bathroom

THIRD FLOOR

Bedroom Two

16'1 x 9'6

Bedroom Three

13'9 x 11'9

Bedroom Six

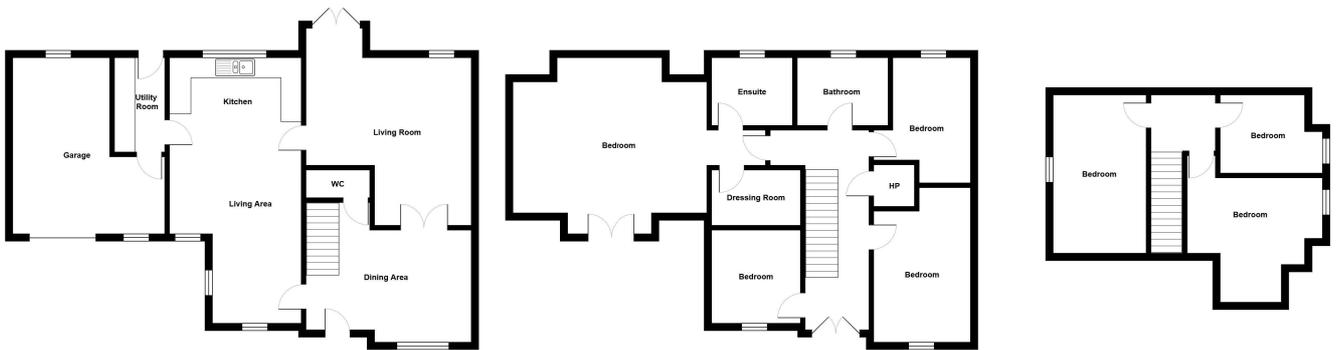
10'6 x 8'3

OUTSIDE





FLOOR PLANS



All measurements are approximate and for display purposes only



DIRECTIONS

Continue Toward Bridge Street and turn right onto High Street. Turn left on to Clifton Road and then Right on to Shandon Drive. Shandon Close will on your left and Number 5 is located at the back of the development.



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 | | | |
| Northern Ireland | | EU Directive 2002/91/EC | 81 |

OUR BRANCHES

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