



16 DELLMOUNT ROAD

Bangor, BT20 4TY

Offers around **£199,950**



SEMI-DETACHED | 4  | 2  | 1 

Located in this extremely popular residential area here is an ideal opportunity to purchase a deceptively spacious extended semi detached home with no onward chain.

KEY FEATURES

- Popular and Sought After Residential Area
- Property Requires Some Updating but Offers Huge Potential
- Living Room with Tiled Fireplace
- Kitchen with Casual Dining Area
- Four Well Proportioned Bedrooms Including Ground Floor Fourth Bedroom with En Suite Wet Room
- Ground Floor Bedroom Could Also be Used as a Family Room
- Bathroom with Two Piece Suite and Separate WC
- Phoenix Gas Heating and uPVC Double Glazed Windows
- Front Garden in Lawns and Driveway with Parking
- Store Room with Light and Power
- Fantastic Good Size Fully Enclosed Rear Garden with Lawns, Plants, Shrubs and Extensive Terrace Area
- Rear Garden has Westerly Aspect Making it Ideal for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Rear Garden Also Provides Ample Room to Extend Subject to Necessary Approvals
- In Close Proximity to Many Amenities Including Bangor Golf Club, Ward Park, Leading Local Schools, Aurora Aquatic and Leisure Complex, Bangor Centre and Ballyholme
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers Including First Time buyers, Young Professionals and Families



ROOM DETAILS

Ground Floor

- Reception Hall
- Living Room
14'2" x 12'
- Kitchen with Casual
Dining Area
20'7" x 9'3"
- Rear Porch
- Bedroom Four with En
Suite Wet Room
14'10" x 13'

First Floor

- Landing
- Bedroom One
12' x 11'6"
- Bedroom Two
10'9" x 9'5"
- Bedroom Three
9' x 8'9"
- Bathroom
- Separate WC

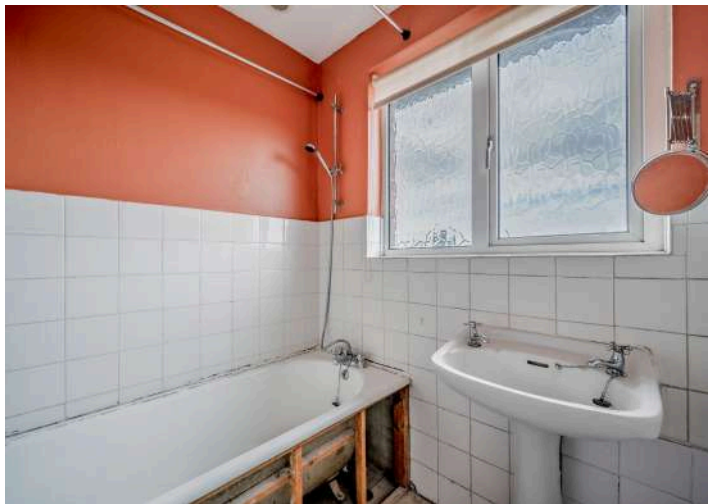
Outside

- Front Garden in Lawns
- Driveway with Parking
- Store Room with Power
and Light
- Rear Garden with Lawns,
Plants, Shrubs and Trees
- Extensive Terrace Area



DIRECTIONS

Heading out of Bangor along Gransha Road turn left onto Fairfield Road, take the third on your right into Dellmount Road.



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		
Very energy efficient – lower running costs		
92+	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		
	CURRENT	POTENTIAL
	69	73

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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