



19 TADWORTH

BANGOR BT19 7WD

Offers Around

£344,950



DETACHED

| 4  | 2  | 3 

Here is an ideal opportunity to purchase an outstanding extended detached family home which occupies an exceptional site within the popular Tadworth development. Tucked away in a quiet cul-de-sac position the location offers excellent convenience to many amenities including leading local primary schools, Bangor Grammar School, Ward Park and Bloomfield shopping complex as well as other local shops.

KEY FEATURES

- Outstanding Extended Detached Family Home
- Quiet Yet Convenient Cul-de-Sac Position
- Well Presented Throughout
- Living Room with Attractive Carved Wooden Fireplace
- Dining Room with Archway Through to Sun Room
- Sun Room with Feature Vaulted Ceiling
- Family Room with Solid Walnut Floor
- Separate Utility Room
- Four Well Proportioned Bedrooms
- Bathroom with Three Piece Suite
- Additional Downstairs WC
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns with Flowerbeds in Plants and Shrubs
- Tarmac Driveway and Forecourt with Parking
- Outstanding Fully Enclosed Rear Garden
- Additional Side Garden with Excellent Degree of Privacy
- In Close Proximity to Many Amenities
- Wide Ranging Appeal to a Host of Potential Purchasers
- Early Viewing Essential



ROOM DETAILS

GROUND FLOOR

Enclosed Entrance Porch

Reception Hall

Downstairs WC

Living Room

15'6" x 12'

Dining Room

12'2" x 8'10"

Sun Room

14'6" x 9'4"

Family Room

12'2" x 9'7"

Kitchen With Casual

Dining Area

15'7" x 9'8"

Utility Room

LANDING:

Bedroom One

17'3" x 9'11"

Ensuite Shower Room

Bedroom Two

12'1" x 8'12"

Bedroom Three

12'5" x 10'6"

Bedroom Four

9'2" x 7'3"

Bathroom

OUTSIDE

INTEGRAL GARAGE:

18'3" x 9'11"

OUTSIDE



DIRECTIONS

Heading out of Bangor along Gransha Road go past Bangor Grammar on the right hand side and turn left into Tadworth just before the traffic lights.



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	58	66
(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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