



21 GRANSHA ROAD

BANGOR BT20 4TN

Offers Around

£229,950



DETACHED | 3  | 1  | 1 

Located in this extremely popular residential area here is an ideal opportunity to purchase an attractive detached property with huge potential. Occupying one of the largest sites in the location there is ample room to extend subject to necessary approvals.

KEY FEATURES

- Attractive Detached Property with No Onward Chain
- Arguably One of the Largest Sites in the Area
- Property Requires Updating but Has Huge Potential
- Living Room with Attractive Fireplace and Open Fire
- Kitchen with Casual Dining Area
- Three Bedrooms All with Built-in Wardrobes
- Bedrooms One and Two Have an Extensive Range of Built-in Wardrobes with Mirror Fronted Sliding Doors
- Additional Downstairs WC
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns
- Driveway in Attractive Brick Paviour with Parking
- Detached Garage
- Magnificent Good Size Mature Rear Garden in Lawns with Apple Trees, Greenhouse and Garden Shed
- Rear Garden is an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- In Close Proximity to Many Amenities
- Demand Anticipated to be High and from a Wide Range of Potential Purchasers



ROOM DETAILS

<i>GROUND FLOOR</i>	<i>Kitchen with Casual Dining Area</i>	<i>Bedroom Two</i> 10'5" x 10'2"
<i>Entrance</i>	<i>16'11" x 10'4" at widest points</i>	<i>Bedroom Three</i> 6'9" x 6'5"
<i>Enclosed Entrance Porch</i>	<i>Conservatory Porch</i>	<i>Shower Room</i>
<i>Reception Hall</i>	<i>WC</i>	<i>Outside</i>
<i>Living Room</i> 15'4" x 10'11"	<i>FIRST FLOOR</i>	<i>Detached Garage</i> 18'1" x 9'7"
	<i>Landing</i>	
	<i>Bedroom One</i> 13'6" x 10'10"	



DIRECTIONS

Travelling out of Bangor along the Gransha Road, Number 21 is located at the Ring Road end on the left 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			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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