

2 CLELAND PARK NORTH

Bangor BT20 3EN

£325,000

JOHNMINNIS.CO.UK 🛛 🖬 🖸 🕝 🕹



HOUSE - $| 4 \models | 2 \rightleftharpoons | 3 \boxdot$ DETACHEDAdd text here

Spacious detached four-bedroom home in a quiet, well-established residential area of Bangor

Flexible layout with option for ground floor living – ideal for families or downsizers

Bright and airy living room, perfect for everyday relaxation or entertaining guests

Open-plan kitchen/dining area offering excellent space for family meals and socialising

Separate utility room with access to an integral garage, providing storage and convenience

A well-proportioned ground floor bedroom and a stylish modern shower room $% \left({{{\rm{D}}_{{\rm{D}}}}_{{\rm{D}}}} \right)$

Three generous double bedrooms on the first floor with an additional shower room

Beautifully landscaped rear garden with mature planting, lawn, and patio areas for outdoor enjoyment

Front garden laid in lawn with a spacious driveway providing ample off-street parking

Conveniently located near Bangor town centre, schools, local amenities, and transport links



ROOM DETAILS

ENTRANCE	Bedroom	Outside
Reception Porch	<i>Four/Lounge</i> 9'11 × 11'7	
GROUND FLOOR	Shower Room	
Entrance Hall	8'1 x 6'5	
Family Room	FIRST FLOOR	
16'8 x 13'5	Bedroom One	
Lounge	18'10 x 11'7	
11'7 x 11'7	Bedroom Two	
Conservatory	13'5 x 9'5	
10'4 x 11'7	Bedroom Three	
Kitchen/Dining	13'5 x 9'1	
11'7 x 20'5	OUTSIDE	

Garage

Utility 11'7 x 8'10



DIRECTIONS

Turning into Cleland Park take the first right onto Cleland Park North and number 2 is situated on the right hand side.









THE LOCAL AREA

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK 6 🛛 🗶 🗖 🕨

ipav





These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.