



## 10 CONISTON ROAD

Bangor BT20 4QQ

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*Offers Around*

**£399,950**



## HOUSE | 3 | 2 | 2

Occupying arguably one of the finest sites in the area, here is an ideal opportunity to purchase a fantastic detached bungalow backing onto Bangor golf course. Located in the highly regarded and prestigious Coniston Road of Bangor.

### KEY FEATURES

- Exceptional Detached Bungalow
- Backing onto Bangor Golf Course
- Cul-de-Sac Position
- Bright, Spacious and Flexible Accommodation
- The Views to the Golf Course are to be enjoyed
- Living Room with Solid Wooden Floor
- Separate Utility Room
- Three Well Proportioned Bedrooms
- Shower Room with Three Piece Suite
- Cloakroom with Additional WC
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Well Presented Mature Front Garden
- Tarmac Driveway with Ample Parking
- Integral Garage with Electric Remote Door
- Beam Vacuum System
- Exceptional Fully Enclosed Rear Garden
- In Close Proximity to Many Amenities



## ROOM DETAILS

### GROUND FLOOR

Entrance

Enclosed Entrance  
Porch

Reception Hall

Cloakroom with WC

Living Room  
20'7" x 12'5"

Dining Room  
18'4" x 12'10"

Kitchen with Casual  
Dining Area  
15'7" x 11'

Utility Room

Conservatory  
12' x 10'10"

Bedroom One  
12'1" x 14'8"

En Suite Shower  
Room

Bedroom Two  
12'4" x 10'5"

Bedroom Three  
11'1" x 8'6"

Shower Room

OUTSIDE

INTEGRAL  
GARAGE

19' x 16'

Outside



DIRECTIONS

Heading out of Bangor along Donaghadee Road, turn right into Dorothy Avenue. Dorothy Avenue become Windermere Drive, turn right off Windermere Drive into Coniston 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                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | 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 |         |                         |
|                                             | 67      | 78                      |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

OUR BRANCHES

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