



33 SINCLAIR ROAD

Bangor BT19 1PF

Offers Around

£235,000



SEMI-DETACHED | 3 | 1 | 1

Located within one of Bangor's sought-after residential areas, 33 Sinclair Road offers a wonderful opportunity to acquire a beautifully presented three-bedroom semi-detached property. With spacious interiors, a generous site, and a detached garage, this home is perfectly suited to a wide range of purchasers including first-time buyers, young families, and downsizers alike.

KEY FEATURES

- Attractive semi-detached property in a sought-after Bangor location
- Three well-proportioned bedrooms to the first floor
- Bright lounge with pleasant outlook to the front
- Open-plan kitchen/dining area with patio doors to garden
- Fitted with a range of high- and low-level units and integrated appliances
- Contemporary family shower room
- Generous site with private rear garden
- Detached garage and off-street parking
- Versatile accommodation ideal for families, first-time buyers, or downsizers
- Close to schools, shops, leisure facilities, and excellent transport links



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Reception Hall

Lounge

14'2 x 13'1

Open Plan

Kitchen/Dining

20'9 x 10'4

FIRST FLOOR

Landing

Bedroom One

14'1 x 10'6

Bedroom Two

10'7 x 10'4

Bedroom Three

10'4 x 6'9

Shower Room

7'2 x 4'11

OUTSIDE

Detached Garage

Driveway Parking
and Gardens



DIRECTIONS

Travelling on Sinclair Road follow the road to towards the end of the cul de sac and number 33 is located on your 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. 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

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 f @ X in y



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.