



22 TOWERVIEW CRESCENT

Bangor BT19 6BA

Offers Around

£399,950



DETACHED

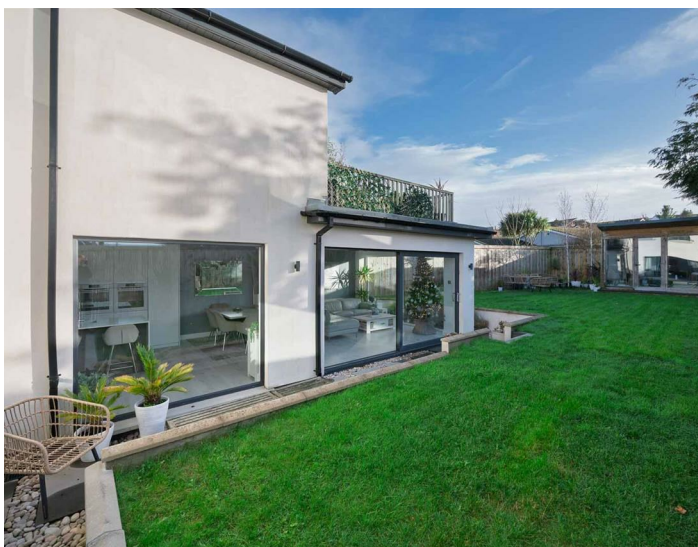
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Located in this extremely popular residential area here is an ideal opportunity to purchase a truly outstanding extended detached family home which is so much more than meets the eye. Finished to an exceptional standard throughout there is little left to do but move your furniture in and enjoy. The ground floor comprises arguably the room of the house which is an outstanding open plan kitchen to casual dining/family area. The kitchen has stylish Silestone worktops, splashback and an island unit as well as a range of integrated appliances. There is a double glazed sliding patio door from the dining/family area onto the rear garden. You also have a lovely living room, with attractive carved wooden fireplace and open fire, as well as a wet room, on the ground floor.

Upstairs this fine home is further enhanced by having four well proportioned bedrooms including main bedroom with extensive range of built-in furniture and en suite shower room. There is also a family bathroom with four piece suite to include free standing bath and separate shower.

Outside does not disappoint either. There is a well presented front garden in lawns, tarmac driveway with parking and fantastic fully enclosed rear garden in lawns with home office with electric and power, garden shed, southerly aspect and excellent degree of privacy making it ideal for children at play, outdoor entertaining or enjoying the sun. Other benefits include Phoenix Gas heating, uPVC double glazed windows and two integral garages, one of which has a utility area and the other has an electric remote roller door.

This property is conveniently positioned with easy access to many amenities including leading local schools, Bloomfield shopping complex, Ballyholme beach and village, Ward Park and other shops. Demand is anticipated to be high and from a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.



KEY FEATURES

- Exceptional Extended Detached Family Home
- Finished to a Very High Standard Throughout Leaving Little Left to do but Move in and Enjoy
- Popular Residential Area
- Superb Modern Fitted Kitchen Open Plan to Casual Dining/Family Area with Double Glazed Sliding Patio Door onto the Rear Garden
- Kitchen Has Silestone Worktops, Splashback and Island Unit as Well as Range of Integrated Appliances
- Four Well Proportioned Bedrooms Including Main Bedroom with Extensive Range of Built-in Furniture, En Suite Shower Room and Privately Owned Balcony
- Bathroom with Four Piece Suite to Include Free Standing Bath and Separate Shower
- Additional Downstairs Wet Room
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns
- Outstanding Fully Enclosed Rear Garden with Lawns, Outside Lights and Power Points
- Home Office with Light and Power
- Garden Shed



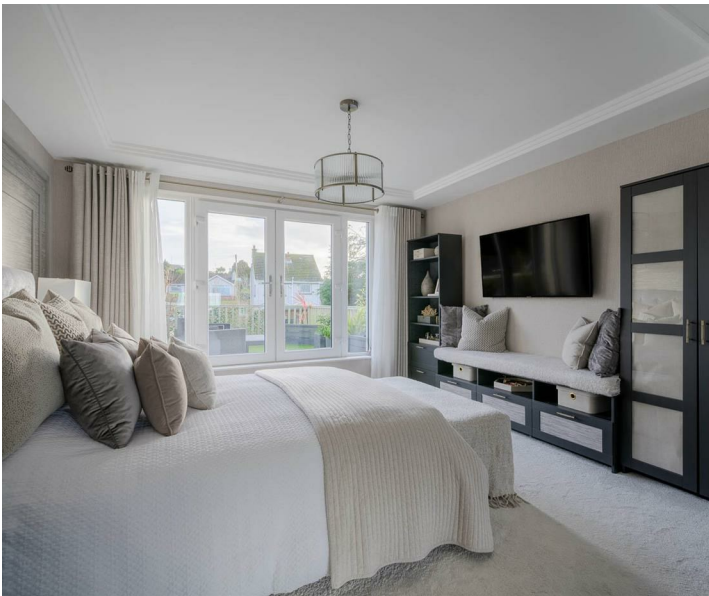
ROOM DETAILS

ENTRANCE	Stairs to First Floor	Integral Garage One
Front Door	Bedroom One	15'4 x 7'5 at widest points
GROUND FLOOR	24'6 x 12'9 at widest points	Integral Garage Two
Reception Hall	En Suite Shower Room	23'9 x 9'2
Downstairs Wet Room	Bedroom Two	Front Garden Area
Living Room	12' x 10'10 at widest points	Rear Garden Area
18'7 x 12' at widest points	Bedroom Three	
Superb Modern	12' x 7'5 at widest points	
Fitted Kitchen	Bedroom Four	
40' x 12'10 at widest points	7'9 x 7 at widest points	
FIRST FLOOR	Bathroom	
	OUTSIDE	





FLOOR PLANS



DIRECTIONS

Travelling along Towerview from Ballymacconnell Road South take your first left onto Towerview Crescent and Number 22 can be found on your right 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	70	80
		EU Directive 2002/91/EC

OUR BRANCHES

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