



11 COLLEGE GREEN

Bangor BT20 5FA

Offers Around

£384,950



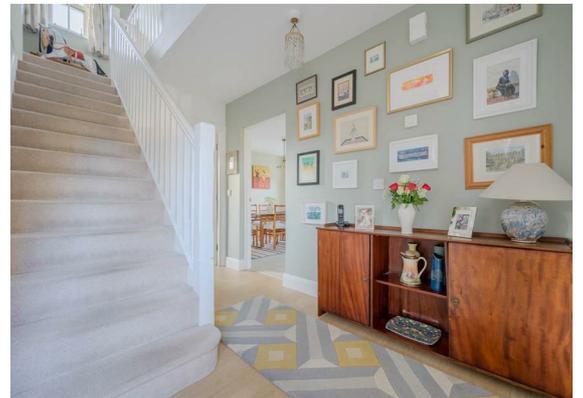
DETACHED

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Occupying a fantastic site within this popular modern small development here is an ideal opportunity to purchase an exceptional detached home with an open aspect to the front. Finished to an excellent standard throughout there is little left to do but move in and enjoy.

KEY FEATURES

- Outstanding Attractive Detached Home
- Fantastic Site with Open Aspect to the Front
- Convenient Ballyholme Location
- Finished to an Excellent Standard Throughout
- Versatile and Flexible Accommodation
- Living Room
- Open Plan Kitchen with Casual Dining/Family Area
- A Range of Integrated Appliances
- Separate Utility Room
- Three Well Proportioned Bedrooms
- Main Bedroom with En Suite Shower Room
- Bathroom with Three Piece Suite
- Additional Downstairs WC
- Phoenix Gas Heating
- Double Glazed Windows
- Well Presented Front Garden in Lawns
- Driveway with Parking
- Fully Enclosed Rear Garden in Lawns
- Garden is an Ideal Space for Children at Play or Outdoor Entertaining
- Detached Garage
- In Close Proximity to Many Amenities
- Demand Anticipated to be High



ROOM DETAILS

FIRST FLOOR

Entrance

Reception Hall

Downstairs WC

Living Room

14'2" x 13'6"

Kitchen/Dining

18'4" x 17'10"

Utility

SECOND FLOOR

Landing

Bedroom One

11'8" x 9'9"

Ensuite Shower
Room

Bedroom Two

13'9" x 9'4"

Bedroom Three

10'1" x 8'9"

Family Bathroom

OUTSIDE

Detached Garage

16'5" x 10'6"



DIRECTIONS

Travelling from Bangor Town Centre, continue toward high street and slight left on to Ballyholme Road. Turn Left on to College avenue and left again into College Green. Number 11 faces the entrance.



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		79	81
(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     

