



4 GRANGE AVENUE

Bangor BT20 3QF

Offers Around

£425,000



BUNGALOW | 3 | 1 | 1

Rarely do detached bungalows come to the market within this sought after area of Bangor West but not only is this bungalow situated on a generous corner site it has been beautifully refurbished by its current owners to an exceptional standard creating a fantastic opportunity for modern day living on a single level. Suited to young families and downsizers alike this property is sure to impress even the most discerning of purchasers.

KEY FEATURES

- Beautifully Refurbished Detached Bungalow Situated on Generous Corner Site
- Immaculately Presented and Well Maintained Throughout with Tasteful Interior Décor
- Bright and Spacious Reception Hall
- Generous Lounge with Feature Wood Burning Stove
- Modern Fully Fitted Handleless Kitchen with a Range of Integrated Appliances, Peninsula for Casual Dining, Ample Space for Dining and Access to Decked Patio
- Three Well Proportioned Bedrooms, Principal with Vaulted Ceilings, En Suite Shower Room and Walk in Wardrobe
- Modern Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing, Soffits and Fascia Boards
- Integral Garage
- Driveway Parking
- Detached Pod Suitable for Working From Home with heat and Electric and CAT5 Ethernet Cable for Fibre Broadband
- Mature and Enclosed Front, Side and Rear Gardens Laid in Lawns Perfect for Children At Play
- Within Walking Distance to Local Shops and to Primary Schools Including Rathmore and Grange
- Close to Bus and Rail Networks to Bangor and Belfast



ROOM DETAILS

GROUND FLOOR *Ensuite Shower Room*
uPVC Covered Entrance Porch *Bedroom Two*
Reception Hall *(13'1" x 10'4")*
Lounge *Bedroom Three*
(17'11" x 13'5") *(13'1" x 9'0")*
Kitchen/Dining *Bathroom*
(19'0" x 11'7") *OUTSIDE*
Bedroom One *Driveway Parking /*
(17'1" x 10'5") *Garage / Gardens*



DIRECTIONS

Travelling along the Bryansburn Road heading towards Bangor, turn right at the Grange Roundabout into Grange Road, then first left into Grange Avenue. The property is on the right hand side.



THE LOCAL AREA

A vibrant seaside town on Belfast Lough, Bangor offers the perfect mix of coastal living and community warmth. Its lively marina, cafés, and shops make it a favourite spot for locals and visitors alike. Families love the great schools, parks, and outdoor spaces, from Pickie Fun Park to Ballyholme Beach. Regular trains and road links provide an easy commute to Belfast and beyond. With stunning sea views and a relaxed pace of life, Bangor is a wonderful place to call home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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