



2 CONISTON ROAD

Bangor BT20 4QQ

Offers Around

£379,950



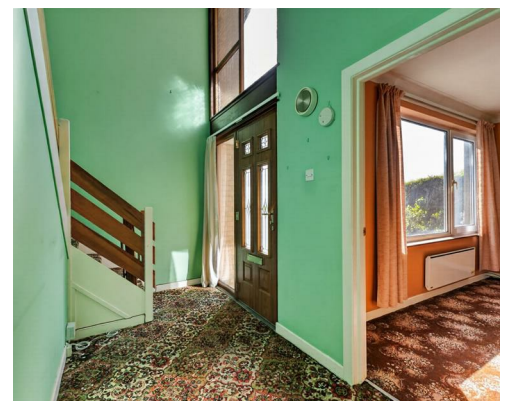
DETACHED

| 4  | 2  | 2 

Occupying arguably one of the finest sites in the area here is an ideal opportunity to purchase a fantastic detached home backing onto Bangor golf course. Located in the highly regarded and prestigious Coniston Road, Bangor, the property offers excellent convenience to many amenities including Ballyholme beach and village, Ward Park and shops, cafes and restaurants within the centre itself.

KEY FEATURES

- Fantastic Detached Home Occupying Arguably One of the Finest Sites in the Area
- Backing onto Bangor Golf Course
- Cul-de-Sac Position Within a Highly Regarded and Desirable Residential Area
- No Onward Chain
- Views to the Golf Course Can be Enjoyed from Most of the Rooms as Well as the Rear Garden
- Good Size L-Shaped Living Room with Fireplace and Open Fire
- Family Room with Double Glazed Sliding Patio Door to Rear Garden
- Fitted Kitchen
- Four Bedrooms, Three of Which Have Built-in Wardrobes
- Bathroom with Two Piece Suite and Additional Separate WC
- Ground Floor Wet Room
- Electric Heating Which will Require Remedial Work Before Being Used
- Double Glazed Windows
- Well Presented Mature Front, Side and Rear Gardens in Lawns with Flowerbeds in Plants and Shrubs
- Rear Garden Has a Westerly Aspect
- Driveway with Parking
- Attached Garage with Electric Remote Door
- In Close Proximity to Many Amenities
- Property Requires Updating but Offers Huge Potential



ROOM DETAILS

*COVERED
ENTRANCE
PORCH*

Reception Hall

*L-Shaped Living
Room*

24'9x17'

Family Room

22'8x10'5

Kitchen

16'11x9'5

Wet Room

*STAIRS TO FIRST
FLOOR*

Landing

Bedroom One

8'10x12'5

Bedroom Two

10'9x12'

Bedroom Three

9'6x9'5

Bedroom Four

9'3x7'10

Bathroom

Separate WC

OUTSIDE

Attached garage

19'3x16

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			
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     

