



## 23 BALLYMACORMICK DRIVE

Bangor BT19 6BH

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*Offers Around*

**£249,950**



BUNGALOW | 3  | 1  | 1 

Located in this extremely popular residential area here is an ideal opportunity to purchase an attractive detached bungalow with no onward chain. The accommodation is bright, spacious and flexible.

## KEY FEATURES

- Attractive Detached Bungalow with No Onward Chain
- Prime Position Within Popular Residential Area
- Bright, Spacious and Flexible Accommodation
- Living Room with Wood Burning Stove
- Dining Room
- Conservatory with Aspect Overlooking the Rear Garden
- Fitted Kitchen
- Shower Room with Three Piece Suite
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Well Presented Front Garden in Lawns with Flowerbeds in Plants and Shrubs
- Driveway with Parking
- Attached Garage
- Floored Attic with Velux Window
- Fully Enclosed Well Presented Rear Garden in Lawns with Plants, Shrubs and Paved Patio Barbecue Area
- Rear Garden Also Has Westerly Aspect Making it Ideal for Children at Play, Outdoor Entertaining or Enjoying the Sun
- In Close Proximity to Many Amenities
- Demand Anticipated to be High



## ROOM DETAILS

<i>GROUND FLOOR</i>	<i>Conservatory</i>	<i>Outside</i>
<i>Entrance</i>	10'11" x 8'10"	
<i>Enclosed Entrance</i>		
<i>Porch</i>	<i>Kitchen</i>	
<i>Reception Hall</i>	11'4" x 10'9"	
<i>Living Room</i>	<i>Bedroom One</i>	
14'9" x 11'10"	12'11" x 9'3"	
<i>Dining Room</i>	<i>Bedroom Two</i>	
10'11" x 9'10"	9'11" x 9"	
	<i>Bedroom Three</i>	
	9'3" x 7'	
	<i>Shower Room</i>	



## DIRECTIONS

*Travelling along the Ballymacormick Road, Ballymacormick Drive is the last turning on your right hand side and Number 23 can be found on your right.*



## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## OUR BRANCHES

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