



## 26 COLLEGE GREEN

Bangor BT20 5FA

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*Offers Around*

**£499,950**



## HOUSE - DETACHED

| 3  | 2  | 3 

Located in this extremely popular but small residential development, here is an ideal opportunity to purchase a truly outstanding detached home which is finished to an excellent standard throughout, leaving little left to do but move in and enjoy. The accommodation is bright, spacious and flexible with a tremendous flow of natural light and is sure to create instant interest.

The ground floor comprises good-sized living room with attractive fireplace and gas fire and lovely aspect overlooking the front green area. Off the living room there is a dual-aspect sun room overlooking the rear garden and, finally, a large superb modern kitchen with a good range of integrated appliances, Supra Stone work surfaces and casual dining/family area which has an open aspect overlooking the green area to the front and the garden to the rear.

Upstairs this fine home is further enhanced by an impressive master bedroom with en-suite shower room and extensive range of built-in wardrobes, two double bedrooms and a family bathroom with a three-piece suite.

Outside is extremely pleasing. There is a beautifully-presented front landscaped garden area with an array of colourful plants and shrubs whilst to the rear is a fantastic fully-enclosed garden built around a raised bed of colourful plants and flowers within landscaped Tobermore paving and brick paviours. The rear garden also has an excellent degree of privacy, making it ideal for outdoor entertaining or enjoying the sun.

Other benefits include Phoenix Gas heating, double-glazed windows, some of which are sliding sash, downstairs WC, pressurised water system, and detached garage with electric remote-controlled rolling door.

Demand is anticipated to be very high from a wide range of prospective purchasers therefore we thoroughly recommend viewing at your earliest opportunity so as to appreciate the property in its entirety.



## KEY FEATURES

Add Text Here



## ROOM DETAILS

### *GROUND FLOOR*    *FIRST FLOOR*

*Entrance*

*Landing*

*Reception Hall*

*Bedroom One*

18'7" x 10'9"

*Downstairs WC*

*En Suite Shower*

*Living Room*

*Room*

18' x 12'4"

*Bedroom Two*

*Sun Room*

12'10" x 11'1"

11'10" x 9'10"

*Bedroom Three*

*Superb Kitchen Open*

11'1" x 9'6"

*Plan to*

*Bathroom*

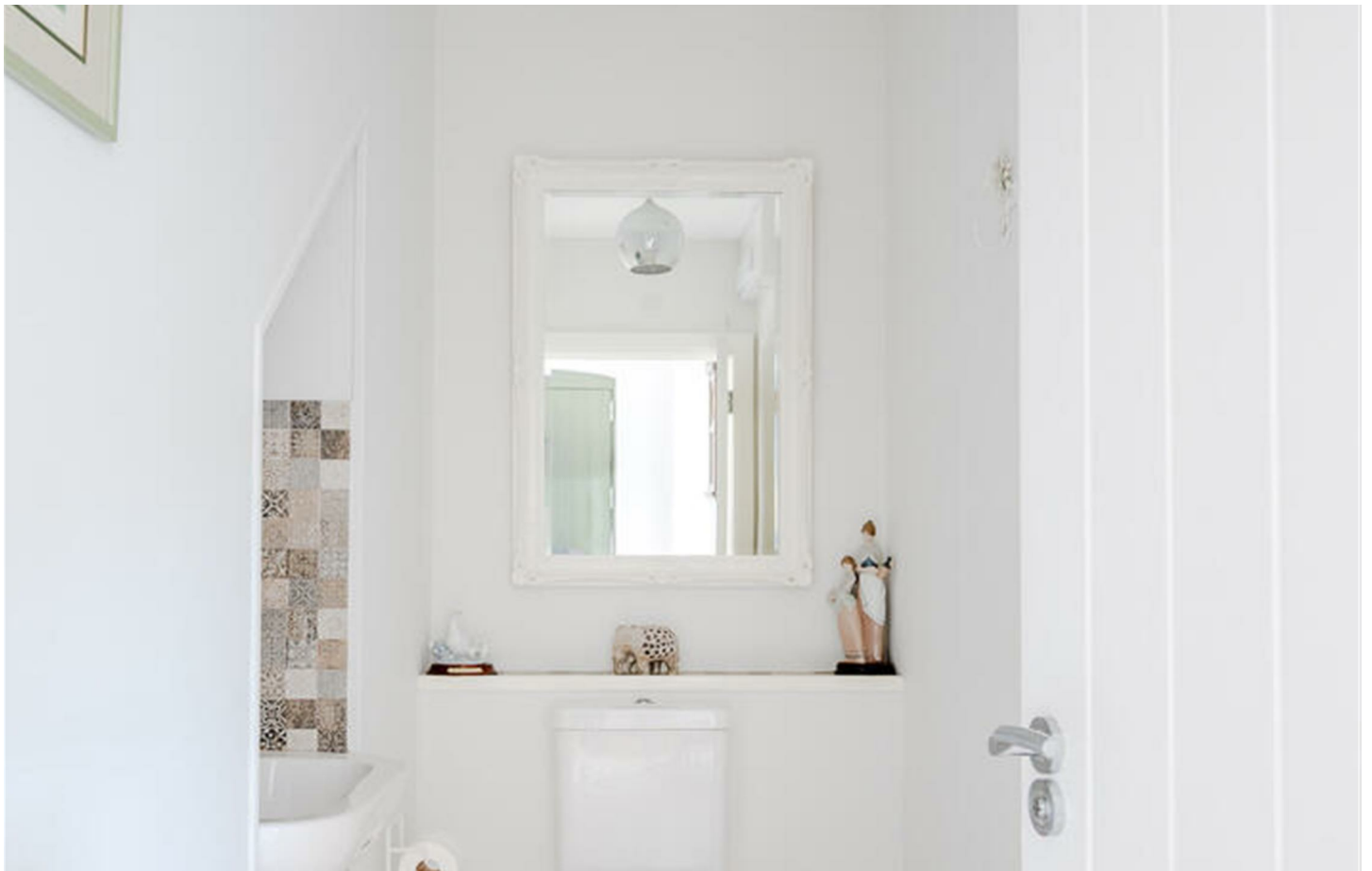
*Dining/Family Area*

29'3" x 18'6"

*OUTSIDE*

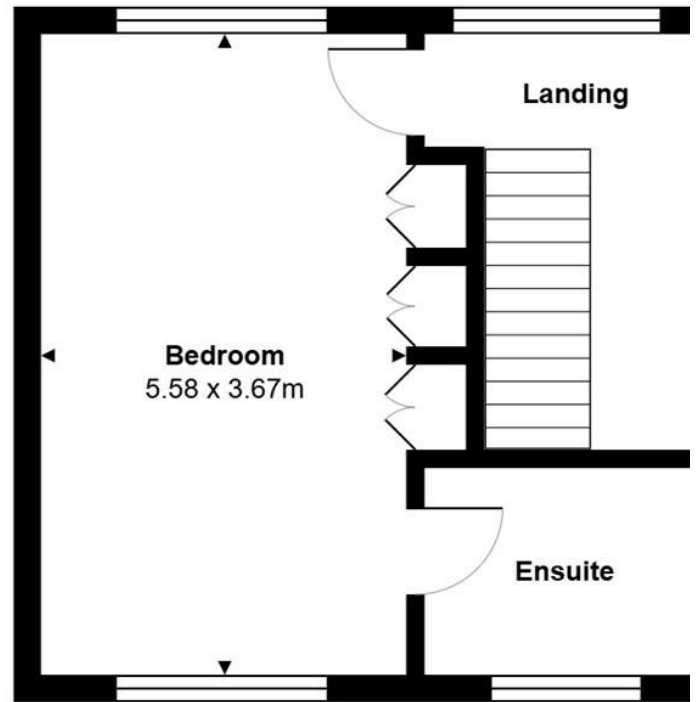
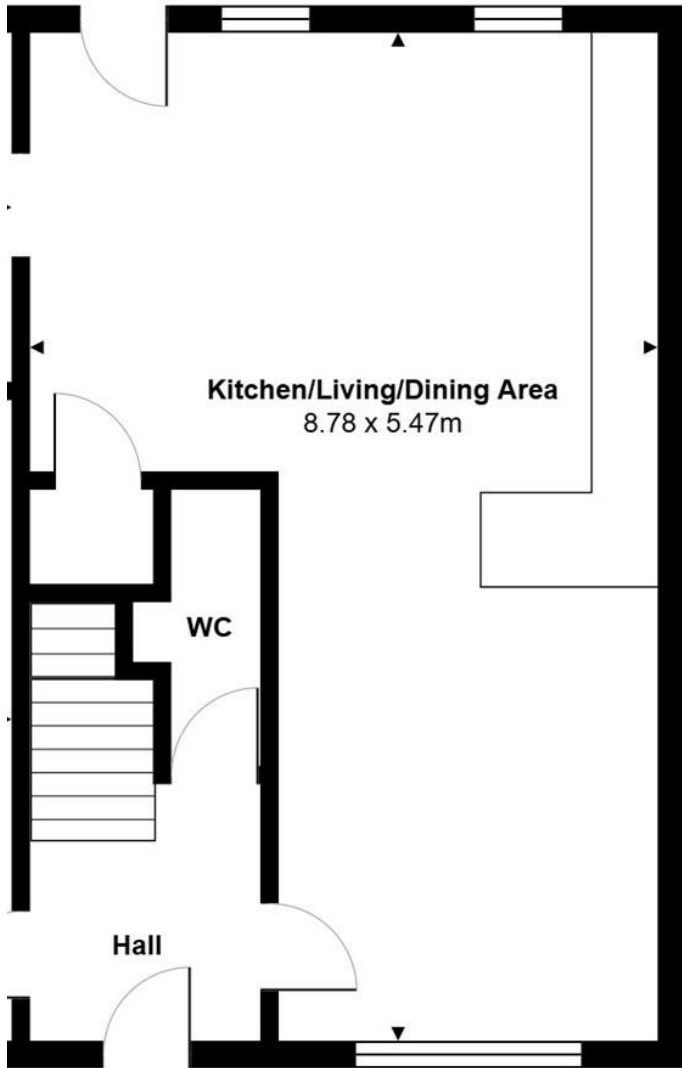
*Stairs to First Floor*

*Detached Garage*





## FLOOR PLANS



All measurements are approximate and for display purposes only



## DIRECTIONS



## 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			
<b>Northern Ireland</b>		80	87
		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     

