



# 6 SEYMOUR AVENUE

Bangor, BT19 1BN

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*Offers around* **£350,000**



## DETACHED BUNGALOW | 3 | 1 | 2

This detached extended bungalow sits on a beautifully elevated and generous site within the ever-popular Carnalea area. A stone's throw from North Downs stunning coastal path, Carnalea Golf Club, Carnalea Train Halt and a range of excellent local amenities this property is sure to impress even the most discerning of purchasers.

## KEY FEATURES

- Exceptional Presentation Throughout
- Elevated Views To Belfast Lough to the Antrim Hills and Carnalea Glen
- Impressive Spacious Reception Hall
- Three Well Proportioned Bedrooms
- Dining Room with Patio Doors to Rear Gardens
- Family Shower Room
- Utility Room
- Oil Fired Central Heating and Double Glazing
- Driveway Parking and Integral Garage
- Mature Gardens Laid in Lawns to Front with Enclosed Landscaped Generous Rear Gardens Ideally Positioned to Enjoy the Sun's Path and Patio Area Ideal for Outdoor Entertaining and Children at Play
- Close to Carnalea and Bangor West Railway Halt
- Ultrafast Broadband Available





## ROOM DETAILS

### Entrance

- Composite front door, central double glazed lights, double glazed side lights, through to reception hall.
- Reception Hall

### Ground Floor

- Lounge 13'3" x 12'2"
- Kitchen 11'4" x 9'2"
- Dining Room 13'6" x 9'11"
- Bedroom One 11'11" x 11'9"
- Bedroom Two 11'9" x 9'0"
- Bedroom Three 9'2" x 8'9"
- Family Shower Room
- Roofspace

### Outside

- Rear Porch
- Integral Garage 16'10" x 9'4"
- Front garden laid in lawns with driveway parking and stepped access up to front garden, to the rear patio laid in hardcore and steps leading up to impressive garden laid in lawns and mature planting surrounding.



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling on the Crawfordsburn Road towards Bangor turn left onto Seymour Road, take the first right hand turn and then take a left hand turn onto Seymour Avenue and number 6 is on the right hand side.*



## 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		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	35
1-20	G	
NOT energy efficient – higher running costs		
		POTENTIAL
		50

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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