



This attractive semi-detached villa occupies a superb site within this popular area of Bangor which affords ease of access to local shops, schools, churches and transport by road or rail as Bangor railway halt is only a short stroll away.

Internally the property is presented to a very high standard and briefly comprises spacious living room with open fire, family sized dining kitchen with direct access to the garden, and on the first floor, three bright bedrooms and bathroom. Externally the property benefits from ample driveway parking, low maintenance front garden & rear garden laid in lawns & raised decked terrace which enjoys a sunny aspect.

Properties in this locality rarely present themselves to the open market, therefore early viewing is strongly advised.

Offers Over
£199,950

74 Church Avenue,
BANGOR,
BT20 3EG

Viewing by
appointment
through agent
028 9042 4747

- Attractive Red Brick Semi Detached Villa
- Well Presented Throughout
- Living Room with Open Fire
- Family Sized Dining / Kitchen with Direct Access to the Garden
- Three Well Proportioned Bedrooms
- White Bathroom Suite
- Double Glazed Windows / Gas Heating
- Ample Driveway Parking for Several Cars
- Superb Rear Garden in Lawns/ Raised Decked Terrace - all enjoying a Sunny Aspect
- Popular & Sought After Central Location

The Property Comprises:

uPVC double glazed door to...

Ground Floor

ENTRANCE HALL: Ceramic tiled floor, cloaks area, storage cupboard understairs.

LIVING ROOM: 13' 0" x 11' 0" (3.96m x 3.35m)
Oak surround fireplace with tiled hearth and inset, open fire, laminate wood floor.

LIVING/DINING 12' 0" x 11' 0" (3.66m x 3.35m)
Wall mounted electric fire, open plan to...

KITCHEN 9' 0" x 8' 0" (2.74m x 2.44m) Cream kitchen with excellent range of high and low level units, laminate work surface, ceramic sink unit with mixer tap, plumbed for washing machine, Cooke & Lewis 4 ring hob and oven, extractor fan, pantry, space for fridge/freezer, feature wall tiles, laminate wood floor, door to outside.



First Floor

BEDROOM (1): 13' 0" x 11' 0" (3.96m x 3.35m) Into bay.

BEDROOM (2): 11' 0" x 12' 0" (3.35m x 3.66m)

BEDROOM (3): 8' 0" x 7' 9" (2.44m x 2.36m)

BATHROOM: White bathroom suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush WC, laminate wood floor, heated towel rail.

BUILT IN CUPBOARD Gas fired boiler.

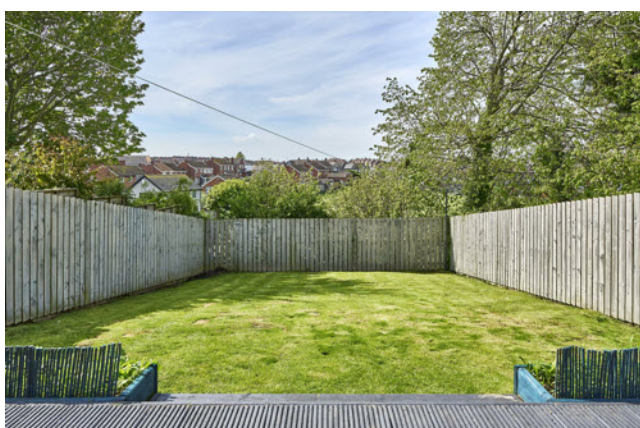
LANDING: Access to roofspace.

Outside

FRONT Tarmac driveway with ample parking for several cars.

REAR Extensive decked patio area leading to fully enclosed rear garden laid in lawns and enjoys a sunny aspect.

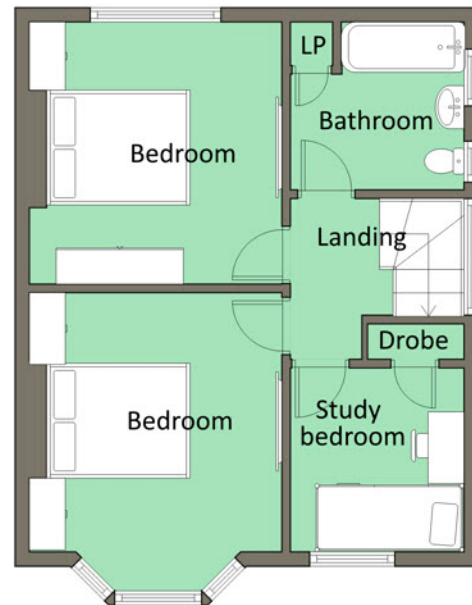
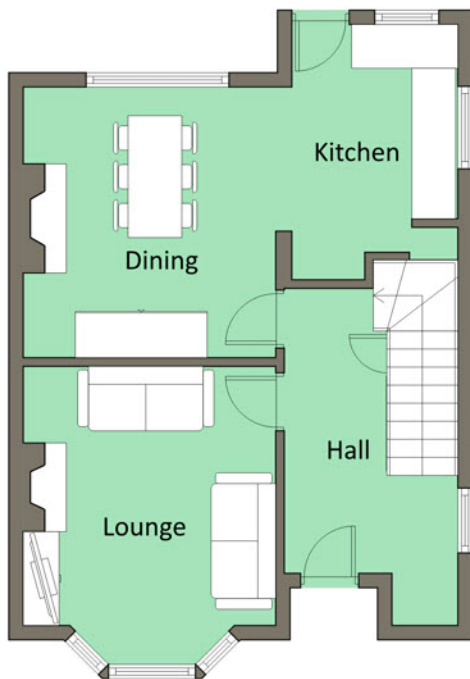
Garden Shed



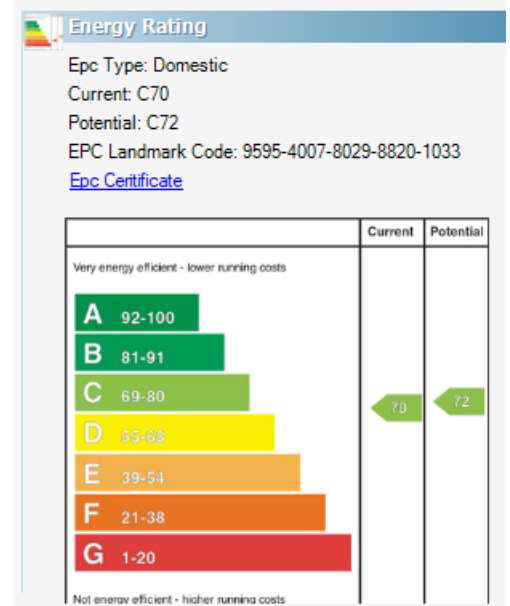
Telephone 028 9042 4747
www.templetonrobinson.com

Location:

Leaving Bangor proceed along Abbey Street, at traffic lights veer left onto the Newtownards Road and take fourth right into Church Drive and Church Avenue is on the right hand side.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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