



Situated in a highly sought after residential location, this attractive detached bungalow at 80 Broadway offers well proportioned accommodation on a generous, level site ideal for a wide range of purchasers including families, downsizers, and those seeking singlelevel living.

The property comprises a bright and spacious lounge, a well appointed kitchen with ample dining space, three comfortable bedrooms a family bathroom further Jack & Jill washroom from bedroom one and two. The layout is both practical and versatile, with excellent natural light throughout, creating a warm and inviting atmosphere. Externally, the home benefits from a level and easily maintained site, providing both front and rear gardens with excellent potential for outdoor entertaining, gardening, or simply relaxing in a private setting. A driveway offers convenient off street parking leading to a single garage.

Perfectly positioned, the property is just minutes from Ward Park, Bangor Golf Club, and Bangor town centre, offering a wide range of local amenities including shops, cafés, schools, churches and transport links.

This is a fantastic opportunity to acquire a well located bungalow with great potential in one of Bangor's most desirable areas.

Offers Around
£285,000

80 Broadway ,
BANGOR,
BT20 4TS

Viewing by
appointment
through agent
028 9042 4747





- Attractive Detached Bungalow on a Level Site
- Well Presented Throughout
- Lounge with Feature Fireplace
- Oak Kitchen with Spacious Dining Area
- Three Well Proportioned Bedrooms
- Modern Shower Room, Additional Jack & Jill Cloaks to Bedroom 1 & 2
- Upvc Double Glazed Windows/ Oil Fired Central Heating
- Attached Garage with Additional Driveway Parking
- Well Tended Gardens in Lawns, Shrubs & Flowerbeds/ Additional Patio Areas
- Superb Location & Only Minutes from Ward Park, Bangor Golf Club & Bangor's Town Centre

The Property Comprises:

Ground Floor

uPVC double glazed door to:

ENTRANCE HALL: Cloaks cupboard. Hotpress with copper cylinder and Willis type immersion heater.



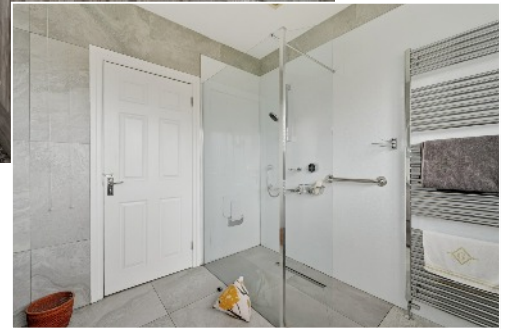
LIVING ROOM: 18' 0" x 12' 0" (5.49m x 3.66m) Scrabo stone fireplace, tiled hearth with open fire. Cornice ceiling.



KITCHEN/DINING: 22' 0" x 10' 0" (6.71m x 3.05m) Oak kitchen with excellent range of high and low level units, laminate work surfaces, one and a half bowl stainless steel sink unit with mixer tap. Zanussi cooker, French dresser, Zanussi fridge/freezer, part tiled walls, tongue and groove ceiling, low voltage spotlights. Vinyl flooring, uPVC door to patio/garden.



SHOWER ROOM: Walk-in shower cubicle with thermostatic Mira shower unit, heated towel rail, low flush wc, vanity unit, ceramic tiled floor, fully tiled walls, LED lighting, extractor fan.



BEDROOM (1): 19' 0" x 11' 0" (5.79m x 3.35m)



WASH ROOM: Access from Bed (1) and (2). Low flush wc, pedestal wash hand basin.

BEDROOM (2): 14' 0" x 11' 0" (4.27m x 3.35m) Built-in shelved cupboard.



BEDROOM (3): 10' 10" x 8' 0" (3.3m x 2.44m) Built-in shelved cupboard.

LARGE CLOAKROOM: Access to partly floored roofspace.



Outside

LAUNDRY/BOILER ROOM: 10' 0" x 8' 0" (3.05m x 2.44m) Range of units, Bosch washing machine, oil fired boiler.

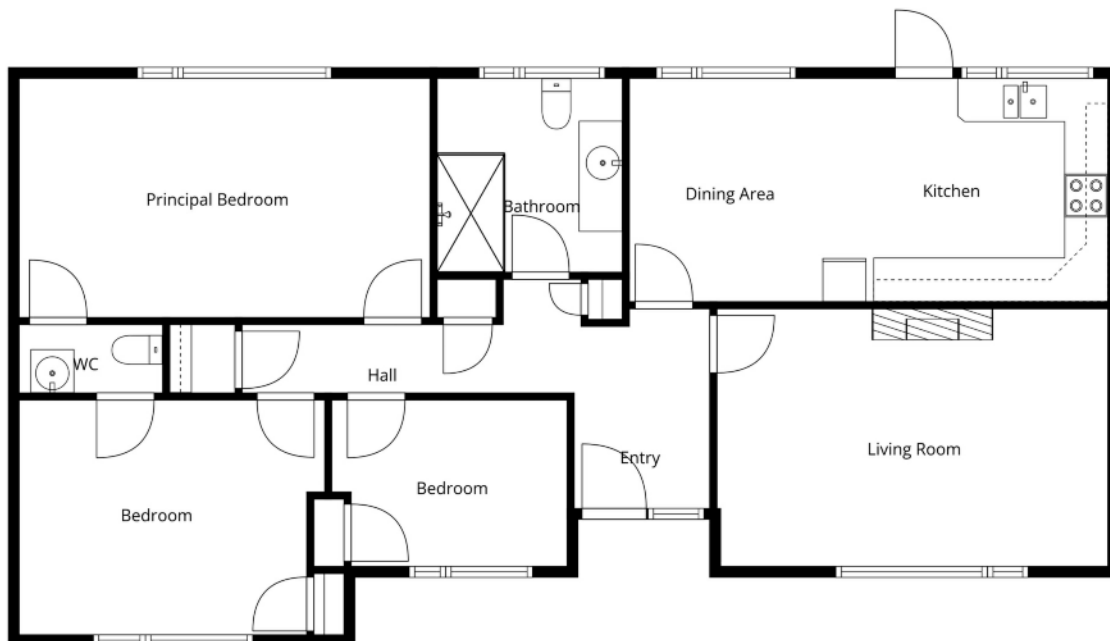
Covered walkway leading to front driveway and garden.

GARAGE: 17' 0" x 10' 0" (5.18m x 3.05m) Oil tank. Up and over door, light and power. Tarmac driveway with ample parking. Front garden laid in lawn.



Location:

Travelling out of Bangor on the Donaghadee Road, turn right into Broadway and continue straight ahead. No 80 is on the right hand side just beside Pickie Bowling Club.



Sizes And Dimensions Are Approximate. Actual May Vary.

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

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