



3 ABBEY VIEW GROVE

Bangor BT20 4DH

- Contemporary Semi Detached Villa
- Spacious Lounge
- Striking Kitchen/Dining Area . Utility
- Ground Floor Wash Room
- 3 Bedrooms, Master Bedroom Ensuite
- Excellent First Floor Bathroom
- Gas Central Heating System & Double Glazing
- Car Parking & Enclosed Rear Garden

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		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Around £220,000

3 Abbey View Grove , Bangor, BT20 4DH



ACCOMMODATION

Entrance door.

ENTRANCE HALL

Double panel radiator. Wooden laminate flooring.

LOUNGE

14'2" max x 12'9" max (4.32m max x 3.89m max)
White uPVC double glazed windows. Feature wall
mounted electric fire. Double panel radiator. Wooden
Laminate floor. Understairs cloakroom with wooden
laminate flooring. Double doors from lounge leading
to Kitchen/dining area.

KITCHEN/DINING AREA

16'4" max x 15'5" max into recess (4.98m max x 4.70m
max into recess)
High and low level units with roll edge work surfaces.
1/4 bowl stainless steel sink unit with mixer taps.
Integrated fridge/freezer and dishwasher. Extractor
fan. Integrated 4 ring hob and oven. Built-in cupboard
with wall mounted gas boiler. Double panel radiator.
Tiled floor. White uPVC double glazed windows and
rear door.

UTILITY ROOM

Low level units with roll edge work surfaces. Stainless
steel sink unit with mixer taps. Plumbed for washing
machine. Double panel radiator. Shelving. Tiled floor.

WASH ROOM

White suite with low flush W.C. Wash hand basin with
White uPVC double glazed windows. Double panel
radiator. Wooden laminate flooring.

mixer tap and tiled splash back. Double panel
radiator. Tiled floor. White uPVC double glazed
window.

STAIRS TO FIRST FLOOR LANDING

Single panel radiator. Access to roofspace. Built-in
cupboard with shelving.

BEDROOM 1 (Front)

12'10" x 12'6" max into door recess (3.91m x 3.81m max
into door recess)
White uPVC double glazed windows. Single panel
radiator. Wooden laminate flooring. Spacious built in
wardrobe with wooden laminate flooring.

ENSUITE SHOWER ROOM

White suite comprising: Low flush W.C. Pedestal wash
basin with mixer taps and tiled splash back. Tiled
shower cubicle with shower. Tiled floor. Extractor fan.
Wall mounted heated towel rail. White uPVC double
glazed window.

BEDROOM 2 (Rear)

10'9" x 9'3" max into door recess (3.28m x 2.82m max
into door recess)
White uPVC double glazed windows. Single panel
radiator. Wooden laminate flooring.

BEDROOM 3

9'3" max into recess x 7'7" max (2.82m max into recess
x 2.31m max)
White uPVC double glazed windows. Double panel
radiator. Wooden laminate flooring.

BATHROOM

White suite comprising: Panelled bath with mixer
taps. Low flush W.C. Pedestal wash hand basin with
tiled splash back. Tiled shower cubicle with shower.
Extractor fan. Tiled floor. Wall mounted heated towel
rail.

OUTSIDE

FRONT
Tarmac car parking space. Paved path. Open porch
with light point. Shared gable access to rear.

ENCLOSED REAR

Paved patio area. Garden laid in lawn. Raised shrub
bed. Outside tap and light.

MANAGEMENT CHARGE

To be confirmed.



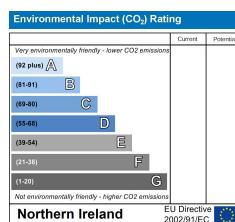
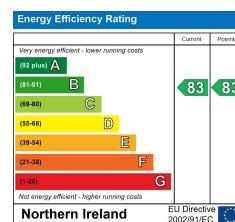
Directions

Map data ©2026



Floor Plan

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