

23 Bryansglen Avenue Bangor, BT20 3RU

Offers over £425,000



VICTORIA
PINKERTON

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Spacious Five-Bedroom Detached Home in Desirable Bangor West Location

Located in the sought after area of Bangor West, 23 Bryansglen Avenue is a splendid detached house that offers a perfect blend of comfort and space. This delightful property boasts five generously sized bedrooms, making it an ideal home for families or those seeking

extra room for guests or a home office.

Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The layout of the house is designed to provide both

privacy and communal living, ensuring that every member of the household can enjoy their own space while still coming together in the heart of the home.

The property features one well-appointed family bathroom

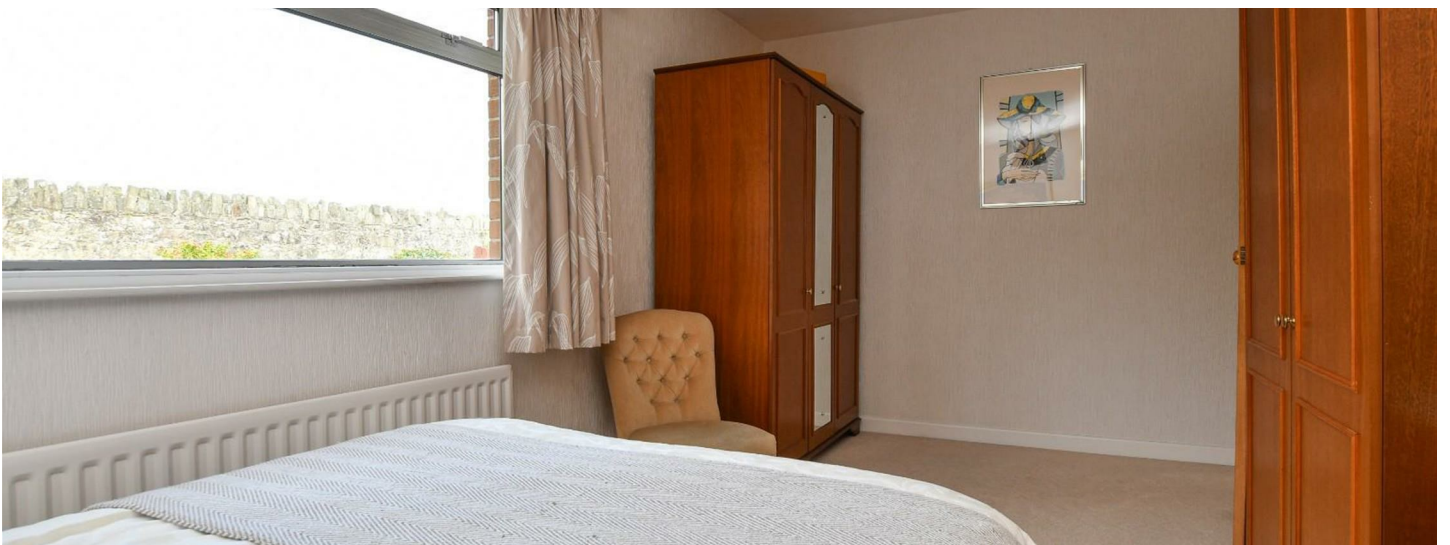




PROPERTY FEATURES

- Detached Family Residence In Highly Sought After Bangor West Location
- Spacious Lounge With Double Doors Leading Through To Dining Room
- Kitchen With Range Of Units, Integrated Appliances And Dining Area
- Utility Room Conveniently Located Off Kitchen With Access To Rear Garden
- Downstairs WC
- Five Well Proportioned Bedrooms On First Floor
- Generous Sized Family Bathroom With Panelled Bath And Separate Shower Cubicle
- Integrated Garage And Tarmac Driveway With Ample Parking For Several Vehicles
- Gas Fired Central Heating And Aluminum Double Glazed Windows
- Fully Enclosed Rear Garden With Mature Planting And Patio Area









Immaculate Garden

upstairs and one WC downstairs, which add to the convenience of daily living. Whether you are preparing for a busy day or winding down in the evening, these facilities cater to your needs with ease.

Outside, there is parking available for several vehicles. The location of

Bryansglen Avenue is particularly appealing, as it offers a peaceful residential atmosphere while still being within easy reach of local amenities, schools, and transport links.

This is a wonderful opportunity for anyone looking to settle in a

spacious and well-equipped family home in the picturesque town of Bangor. With its ample living space and convenient location, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



WHAT3WORDS: ///scale.hired.shares

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PROPERTY MEASUREMENTS

Porch	2'6" x 7'8"
Hallway	8'2" x 13'5"
Toilet	4'1" x 5'2"
Living Room	15'9" x 14'6"
Dining Room	12'6" x 12'3"
Kitchen	12'6" x 10'7"
Utility	9'0" x 8'5"
Storage	2'5" x 2'9"
Garage	19'10" x 9'2"
Bedroom 1	15'4" x 13'4"
Storage/Attic	8'5" x 7'6"
Bedroom 2	19'11" x 9'0"
Bedroom 3	15'4" x 9'2"
Bedroom 4	12'0" x 8'4"
Storage	2'6" x 2'0"
Bedroom 5	13'4" x 7'7"
Storage	3'6" x 2'10"
Bathroom	10'10" x 9'1"

Directions
Located off Bryansburn Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold
Ground Rent - Understood to be £50 per annum
Rates - Understood to be approx £2289 per annum

Energy Efficiency Rating

The rating for this property is:

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		

* For your information: The UK average rating is 'E50'.



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