

99A Albany Road Bangor, BT19 6ZD

Offers over £325,000



VICTORIA 
PINKERTON

victoriapinkerton.co.uk

Spacious Detached Home with Private Garden and Stylish Interiors.

Tucked away in a popular residential enclave, this stunning four bedroom detached home offers the perfect blend of elegance and practicality. From the moment you enter, you'll be captivated by the seamless flow of space, with a fabulous open plan kitchen and living area, designed for both entertaining and everyday

comfort.

A separate living room invites moments of quiet retreat, while the enclosed, private rear garden is a true sanctuary—a place for outdoor dining, relaxation, and play. The master bedroom boasts its own dressing room, offering a touch of

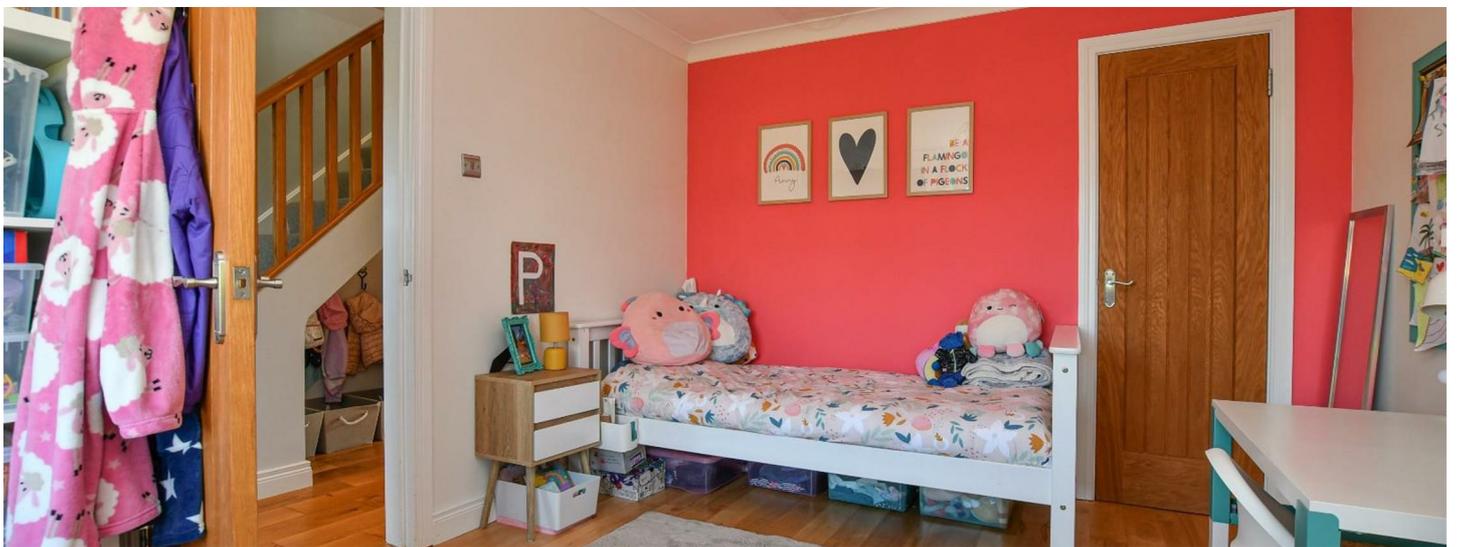
luxury, and the modern family bathroom features a dual-ended bath for ultimate indulgence. With a utility room, garage, and thoughtful design throughout, this home is ready to elevate your lifestyle. A rare opportunity awaits to live in style and comfort—schedule your viewing today and discover all that this exceptional property has to offer.

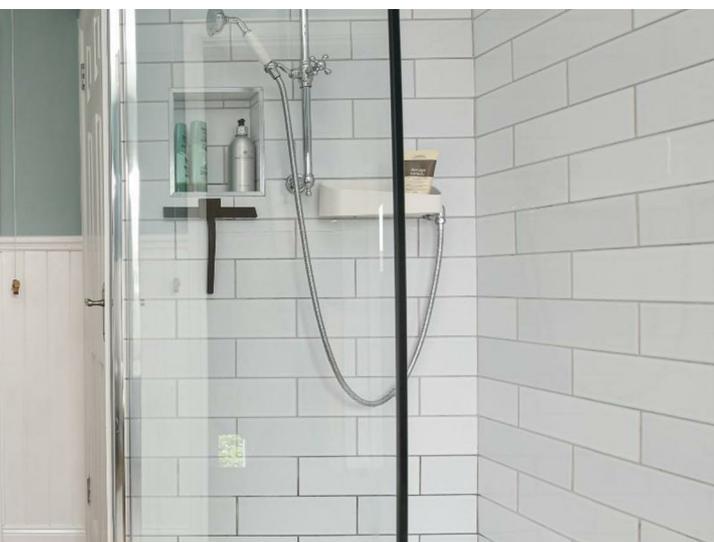




PROPERTY FEATURES

- Detached Four Bedroom In Popular Residential Location
- Downstairs WC And Separate Utility
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Fully Enclosed Rear Garden With Laid In Lawn And Patio Area, Covered Entertaining Area And Border Planting
- Well Sized Lounge With Feature Fireplace With Granite Hearth
- Upstairs Entails Three Well Proportioned Bedrooms Including Master With Walk In Dressing Room
- Outside Front Includes Gravel Driveway, Boundary Hedging And Side Access To Rear Garden
- Modern Kitchen With Range Of Integrated Appliances And French Doors Leading To Rear Garden
- Family Bathroom With White Suite Comprising Of Walk In Shower With Glass Screen
- Attached Garage







PROPERTY MEASUREMENTS

Hallway	6'8" x 5'10"
Living Room	10'11" x 16'7"
Kitchen	27'6" x 11'11"
Utility	9'3" x 7'6"
Downstairs WC	6'7" x 3'4"
Bedroom 4	9'10" x 13'1"
Storage	3'4" x 2'11"
Landing	7'4" x 3'2"
Storage	3'1" x 2'8"
Bedroom 1	12'9" x 10'11"
Dressing Room	6'1" x 12'
Bedroom 2	13'3" x 12'
Bedroom 3	12'10" x 12'9"
Bathroom	7'4" x 11'10"
Garage	10' x 20'4"

Directions

Located off Ashbury Avenue.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold

Ground Rent - TBC

Rates - Understood To Be Approximately

£1,690 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	73	74
(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'.

 WHAT3WORDS: ///bank.washed.windy

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