

1 Bryansford Meadow Bangor, BT20 3NX

Offers over £195,000



VICTORIA
PINKERTON

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Charming semi-detached chalet bungalow in sought after Bangor West location.

Just a short stroll from many of Bangor West's premier amenities including Rathmore Primary School, Bangor West Train Station, and the coastal path this semi-detached chalet bungalow also offers easy access to main transport routes with Belfast a simple commute away.

The attractive and adaptable accommodation currently comprises three

bedrooms, one on the ground floor, a bright reception room, a solid oak painted kitchen with excellent storage, a conservatory, a family shower room, and a detached garage with a utility.

Externally the front garden enjoys a delightful open aspect and elevated position with tarmac parking. The extensive mature rear gardens offer a

superbly private and level space to enjoy.

Offering adaptable accommodation in sought-after Bangor West we expect interest from a variety of potential buyers - early viewing is highly recommended.





PROPERTY FEATURES

- Charming Chalet Bungalow
- Three Bedrooms, One On Ground Floor
- Bright Living Room With Picture Window
- Painted Oak Fitted Kitchen/Dining
- Downstairs Family Shower Room
- Oil Fired Heating And PVC Double Glazed Windows
- Bright Conservatory
- Driveway Parking, Timber Garage
- Extensive Mature And Level Rear Gardens
- Close To Various Local Amenities Bangor West







PROPERTY MEASUREMENTS

Hallway	12'1 x 17'3
Bathroom	5'3 x 6'3
Living Room	13'5 x 11'10
Kitchen	11'10 x 10
Bedroom	10'5 x 9'10
Conservatory	9'10 x 7'2
Storage	6'2 x 2'
Bedroom 1	13'5 x 12
Bedroom 2	12'6 x 8'8
Storage	3'1 x 2'10
Landing	3'3 x 3'2

Directions
Located off Springhill Avenue.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold
Ground Rent - Understood To Be £22.50 Per Annum
Rates - Understood To Be £1,049.18 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'.

WHAT3WORDS: roofs.nobody.riding

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