

# 20 Abbey Mount Bangor, BT20 4DB

*Offers over £175,000*



**VICTORIA**  
**PINKERTON**

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# Well-Presented Three Bed Semi-Detached in Prime Bangor Location

Located within walking distance of Bangor City Centre, this attractive three bed semi-detached property offers well-maintained, versatile accommodation ideal for first-time buyers and young families alike.

The ground floor features a bright and spacious lounge that opens into a dining area, complete with sliding patio doors leading out to the rear garden — perfect for entertaining or relaxing. A fitted kitchen also offers direct

access to the garden, enhancing indoor-outdoor flow.

Upstairs, the home comprises three well-proportioned bedrooms and a contemporary family bathroom fitted with a panelled bath and shower overhead.

Externally, the property boasts a fully enclosed rear garden laid in lawn with a patio area — an ideal space for children or outdoor

dining. A tarmac driveway to the front provides ample off-street parking for several vehicles.

Additional benefits include gas-fired central heating and uPVC double glazing throughout. Situated close to a range of local amenities, schools, and excellent transport links via Translink bus and rail services and a short walk to Castle Park. This home offers both comfort and convenience in a highly sought-after location.





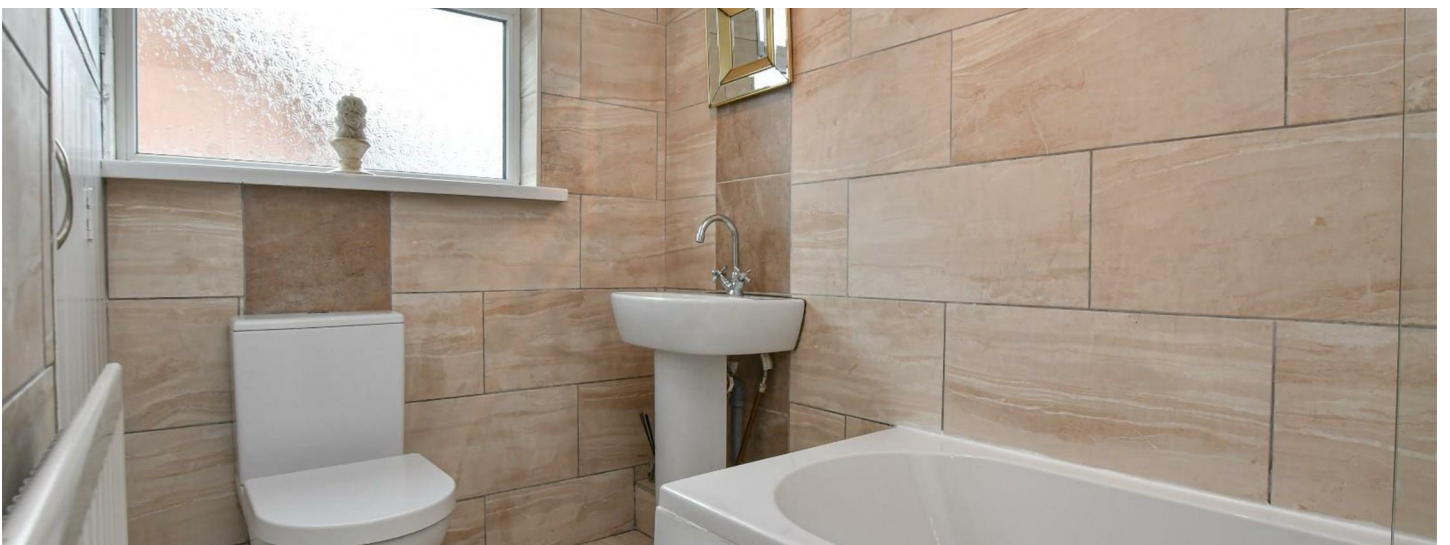


## PROPERTY FEATURES

- Well Presented Semi Detached Home Conveniently Located Within Walking Distance Of Bangor City Centre
- Three First Floor Bedrooms
- Tarmac Driveway With Parking Space For Several Vehicles
- Ideal For First Time Buyers And Young Families
- Lounge Through To Dining Room With Sliding Patio Doors To Garden
- Modern Family Bathroom With Panelled Bath And Shower Above
- Gas Fired Central Heating And uPVC Double Glazing
- Fitted Kitchen With Access To Rear Garden
- Fully Enclosed Rear Garden Laid In Lawn And With Patio Area
- Close To Range Of Local Amenities, Schools And Translink Bus And Rail Station











# PROPERTY MEASUREMENTS

Hallway	12'11" x 8'10"
Storage	4'6" x 6'10"
Living Room	12'10" x 10'6"
Dining Room	10'6" x 8'5"
Kitchen	8'9" x 8'5"
Storage	4'6" x 2'1"
Landing	7'8" x 2'11"
Storage	4'8" x 3'0"
Bedroom 1	11'10" x 10'6"
Bedroom 2	10'6" x 9'5"
Bedroom 3	8'10" x 8'5"
Bathroom	8'9" x 4'10"

## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold  
Ground Rent - TBC  
Rates - Understood To be Approximately £958 per annum  
Directions  
Located off Newtownards Road

## 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: ///aspect.scout.intro

VICTORIA PINKERTON

victoriapinkerton.co.uk

Bangor & Donaghadee  
125 Main Street, Bangor BT20 4AE  
028 9147 9393

Comber & Ards  
7a The Square, Comber BT23 5DX  
028 9140 4100



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