

34 Ballyree Gardens Bangor, BT19 7RN

Offers over £105,000



VICTORIA
PINKERTON

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Three-bedroom Semi-Detached Property Close To Bloomfield Shopping Centre

34 Ballyree Gardens is located in a well-established residential area just a short distance from Bloomfield Shopping Centre, this three-bedroom semi-detached property presents a fantastic opportunity for buyers seeking a home to make their own.

Offering a practical layout with a bright

main reception room, a separate kitchen, three bedrooms and a first-floor shower room, the property is ideal for first-time buyers, investors or those looking for a project with potential.

While some modernisation is required, it provides a blank canvas for renovation and personalisation. The rear yard offers

private outdoor space, with scope to enhance or landscape to taste.

Situated in a popular development with access to local schools, shops, and transport links, this is an affordable home in a convenient location — offering value for those willing to invest some time and care.





PROPERTY FEATURES

- Three Bed Semi-Detached Property
- Main Living Room With Good Natural Light
- Three Well-Proportioned Bedrooms
- Shower Room With White Suite
- Located In A Mature Residential Development
- Private Rear Garden
- uPVC Double Glazed Windows And Gas Fired Central Heating
- Opportunity To Modernise And Add Value, Early Viewing is Recommended
- Close To Bloomfield Shopping Centre, Local Amenities, Schools, And Transport Routes







WHAT3WORDS: ///equal.flash.ranged

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028 9140 4100

PROPERTY MEASUREMENTS

Hallway	2'11 x 5'
Living Room	16'1 x 11'7
Kitchen	19'8 x 9'5
Storage	2'11 x 5'8
Bedroom 1	13' x 10'8
Storage	4'7 x 1'9
Bedroom 2	11'9 x 8'9
Storage	5'1 x 1'9
Bedroom 3	9'7 x 7'6
Storage	2'10 x 3'4
Landing	7'7 x 8'1
Bathroom	10'7 x 5'6

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - TBC
Ground Rent - TBC
Rates - Understood To Be £644 Per
Annum

Directions
Located off Ballyree Drive

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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