

3 The Pines

Bangor, BT19 7RZ

Offers around £250,000



VICTORIA
PINKERTON

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Spacious Detached Family Home In Popular Bangor Location

Located within the sought-after and well-established development of The Pines, this spacious detached residence offers flexible accommodation ideal for modern family living.

The property features a generous lounge with sliding patio doors

leading directly to the private rear garden, creating a bright and welcoming living space. The wooden fitted kitchen is equipped with a range of high and low level units, providing ample storage and workspace.

On the ground floor, there are three

well-proportioned bedrooms, which could alternatively be utilised as additional reception rooms, a home office, or playroom depending on your needs.

A family bathroom with panelled bath and shower above, along with a separate WC, complete the





PROPERTY FEATURES

- Detached Residence In Popular Residential Location
- Three Bedrooms on Ground Floor Which Can Also Be Used As Additional Reception Rooms
- Detached Garage And Gravel Driveway
- Chain Free Property Located Close To Range Of Local Amenities And Schools
- Generous Sized Lounge With Sliding Doors Patio Doors Leading To Rear Garden
- Downstairs Bathroom With Panelled Bath And Shower Above. Separate Downstairs WC
- Fully Enclosed Rear Garden Laid In Lawn, Stocked With Specimen Trees And Shrubbery
- Wooden Fitted Kitchen With Range Of High And Low Level Units
- Two Additional Bedrooms On First Floor Level
- Oil Fired Central Heating And uPVC Double Glazing









Versatile Space

downstairs accommodation.

Upstairs, there are two further bedrooms, offering plenty of room for a growing family or visiting guests.

Externally, the property enjoys a detached garage and gravel driveway

providing ample off-street parking.

The fully enclosed rear garden is laid in lawn and beautifully enhanced by mature trees and shrubbery, creating a peaceful outdoor retreat.

Additional benefits include oil fired central heating, uPVC double glazing, and the advantage of being

chain free.

Conveniently located close to a range of local amenities, schools, and transport links, this property is sure to appeal to those seeking a spacious home in a desirable Bangor location.



WHAT3WORDS: ///brands.class.drips

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

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

PROPERTY MEASUREMENTS

Porch	5'6" x 3'0"
Hallway	14'8" x 5'6" & 9'1" x 6'8"
Living Room	24'5" x 19'6"
Kitchen	11'4" x 10'4"
Bedroom 3	12'5" x 9'8"
Storage	4'11" x 1'9"
Bedroom 4	12'4" x 9'5"
Bedroom 5	10'4" x 9'5"
Bathroom	6'1" x 5'9"
WC	5'9" x 3'1"
First Floor	
Landing	15'11" x 8'0"
Bedroom 1	17'7" x 9'6"
Storage	10'6" x 6'3"
Bedroom 2	12'6" x 11'7"
Eaves	approximately 38'0" long x 9'8" wide
Garage	12'9" x 10'4"

REQUIRED INFO UNDER TRADING
STANDARDS GUIDANCE
Tenure - Understood To Freehold
Rates - Understood To Be Approximately £1430 per annum
Directions
Located off Gransha 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'.



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