

62D Belfast Road Bangor, BT20 3PU

Offers Around £260,000



VICTORIA
PINKERTON

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Fantastic Family Home Situated In Convenient Location

This delightful house situated in the charming city of Bangor offers four spacious bedrooms, making it an ideal home for families or those seeking extra space for guests or a home office. With three well-appointed bathrooms, convenience and comfort are at the forefront of this property.

The layout is thoughtfully arranged,

allowing for a seamless flow between the living areas and bedrooms and making it perfect for both entertaining and everyday living. Natural light floods the interiors, enhancing the sense of space and creating a welcoming environment.

Situated in a desirable location, this property offers easy access to local amenities, schools, and parks, making it a

fantastic choice for families. The vibrant community of Bangor is known for its beautiful coastal scenery and rich history, providing a wonderful backdrop for your new home.

With its generous living space and prime location, 62d Belfast Road is a property that truly deserves your attention. We invite you to come and experience all that this lovely home has to offer.





PROPERTY FEATURES

- Semi-Detached Family Home
- Three Bathrooms
- Parking To The Rear Of The Property
- Bright Living Room
- Four Bedrooms
- Close To Local Amenities, Schools And Transport Links
- Spacious Kitchen & Dining Area
- Split Across Three Floors
- Situated In Desirable Location







PROPERTY MEASUREMENTS

Porch	3'5" x 4'
Living Room	11'2" x 12'8"
Middle Hall	11'4" x 12'7"
Toilet	3'5" x 5'2"
Kitchen	10'4" x 12'7"
Bedroom 1	12'8" x 11'1"
Ensuite	5'7" x 4'5"
Bedroom 2	12'8" x 10'5"
Bathroom	5'6" x 5'7"
Landing	11'3" x 6'8"
Bedroom 3	11'3" x 13'7"
Storage	7'10" x 3'7"
Bedroom 4	12'8" x 7'3"
Storage	3'3" x 2'1"
Landing	6'9" x 7'10"
Storage	2'1" x 2'1"
Bathroom	5'5" x 5'3"

Directions

62d is situated on the Belfast Road.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be freehold

Service Charge - Understood to be £256.64 per annum

Rates - Understood to be £1349 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		79	83
(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: ///photo.plates.meals

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

Ballyholme
88a Groomsport Road, Bangor BT20 5NF
028 9147 9444

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

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