

# 19 Cairnsville Road Bangor, BT19 6EN

*Offers Around £195,000*



**VICTORIA**  
**PINKERTON**

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# Semi-Detached Home In Popular Residential Location

Situated in a popular residential area in Bangor, this delightful semi-detached house offers a perfect blend of comfort and convenience. Having been well-maintained, this property presents an excellent opportunity for families or individuals seeking a welcoming home.

This home consists of a bright living room that is filled with natural light, a spacious

kitchen and dining area and three well-proportioned bedrooms that can be utilised for a growing family, guests or a home office. There is also a functional family bathroom and an ensuite in the primary bedroom.

The South-Facing rear garden offers both a private retreat for relaxation or a space for entertaining guests. The surrounding

area is known for its friendly neighbourhood and accessibility to local amenities, schools, and parks, making it an ideal location for families.

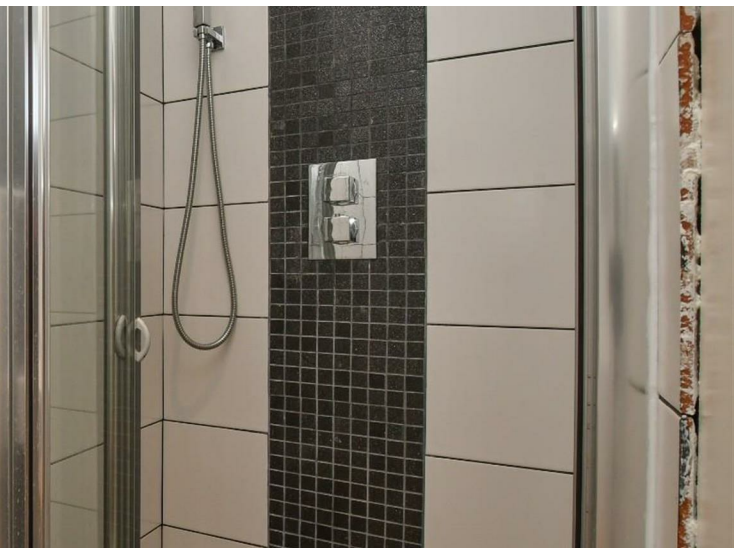
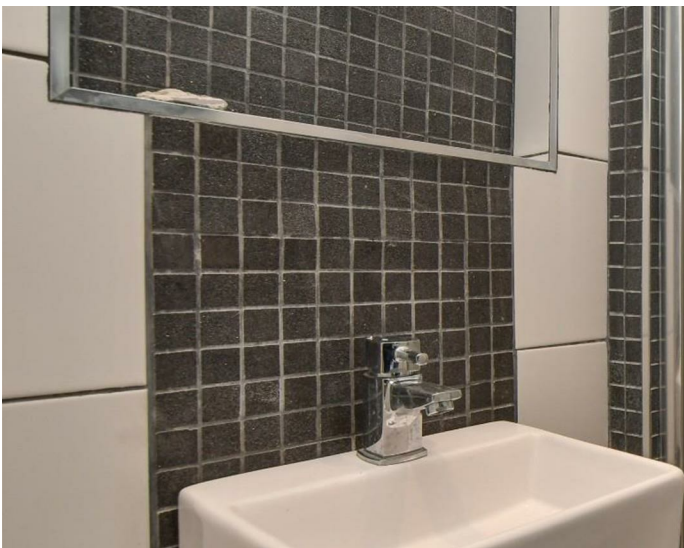
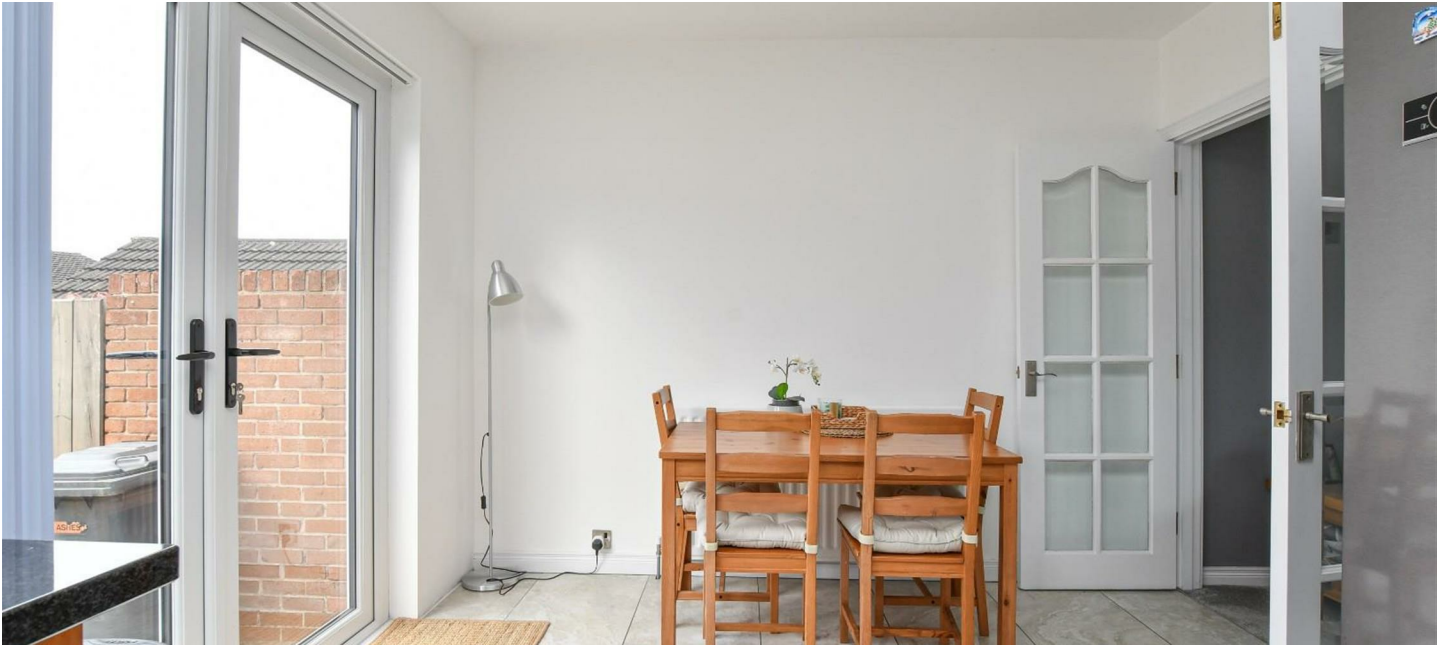
19 Cairnsville Road is a wonderful opportunity for those looking to settle in Bangor, offering a comfortable and practical living space in a desirable location.





## PROPERTY FEATURES

- Semi-Detached Family Home
- Three Bedrooms
- Garden To The Front And South Facing Rear Garden
- Close To Local Amenities, Schools And Transport Links
- Bright Living Room
- Primary Bedroom With Ensuite
- Gas Fired Central Heating System
- Spacious Kitchen And Dining Area
- Family Bathroom
- Off Street Parking







## PROPERTY MEASUREMENTS

Hallway	6'1" x 13'2"
Storage	2'9" x 5'11"
Living Room	14'2" x 13'2"
Kitchen	10'4" x 20'9"
Bedroom 1	10'3" x 17'3"
Bedroom 2	10'4" x 10'4"
Bedroom 3	10'4" x 6'8"
Bathroom	4'9" x 7'2"
Landing	9'11" x 2'9"

### Directions

Cairnville Road is situated off the Ballycrochan Road in Bangor

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold  
Rates - Understood to be £1,049 per annum

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.

 WHAT3WORDS: ///palms.hooked.liked

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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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