



12 Abbots Close, Bangor, County Down, BT20 4EN

Asking Price: £125,000



Reeds Rains

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EPC Rating: D

Description

Located just a short stroll from Bangor City Centre, 12 Abbots Walk presents an exciting opportunity to acquire a spacious and well-maintained four-bedroom mid-terrace home. This property is perfectly placed for easy access to shops, schools, and transport links, making it highly convenient for residents and appealing to potential tenants. With its practical layout and excellent location, it offers both immediate comfort and strong long-term potential.

The accommodation is thoughtfully arranged to suit a range of lifestyles, featuring a bright lounge, a fully fitted kitchen with ample storage, and a contemporary bathroom with a white suite. Upstairs, four generously sized bedrooms provide flexible living space, ideal for families, sharers, or professionals seeking proximity to the city. The home benefits from gas central heating and full double glazing, ensuring energy efficiency and low running costs.

Outside, the property continues to impress with gardens to both front and rear, the latter featuring an enclosed lawn and patio area — ideal for private outdoor living. The low-maintenance design enhances its appeal to both owner-occupiers and investors alike, offering an attractive, ready-to-go option with minimal ongoing upkeep.

With strong rental demand in the area and the convenience of this location, 12 Abbots Walk represents a smart purchase for investors seeking reliable returns. Equally, it offers first-time buyers an affordable route into a well-connected home. Early viewing is highly recommended to fully appreciate the value and opportunity on offer.

Reception Hall

Oak effect uPVC double glazed front door, laminate wooden floor.

Lounge

12'10" x 10'2" (3.9m x 3.1m)
Laminate wooden floor, decorative wooden fireplace with slate hearth.

Kitchen

13' x 10'3" (3.96m x 3.12m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, plumbed for washing machine, laminate wooden floor, gas boiler, part tiled walls, ceramic tiled floor, recessed spotlights, built in storage cupboard , uPVC double glazed door to rear garden.

Bathroom

White suite comprising : Panelled bath with thermostatically controlled shower, dual flush WC, pedestal wash hand basin, ceramic tiled floor, fully tiled walls.

First floor landing

Bedroom 1

12'7" x 11'2" (3.84m x 3.4m)
Double built in robe.

Bedroom 2

11'2" x 10'6" (3.4m x 3.2m)
Double built in robe.

Bedroom 3

10'8" x 6'7" (3.25m x 2m)

Bedroom 4

9'9" x 6'8" (2.97m x 2.03m)

Outside

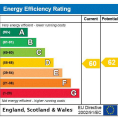
Front garden in lawns with a paved pathway.

Enclosed rear garden in lawns, paved patio and loose pebbles. Outbuilding for storage.

NB

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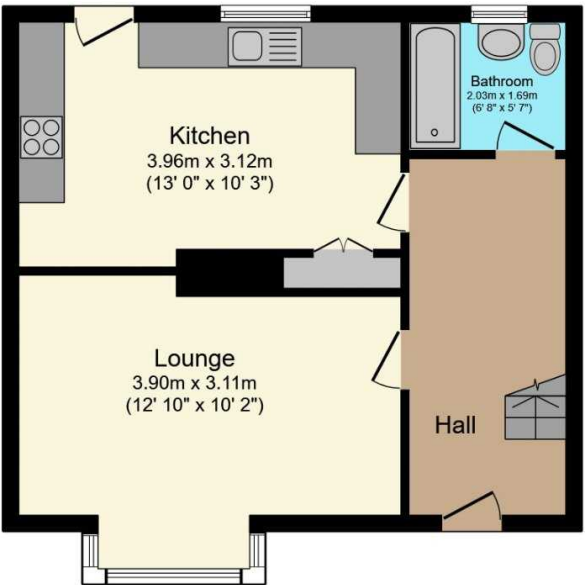
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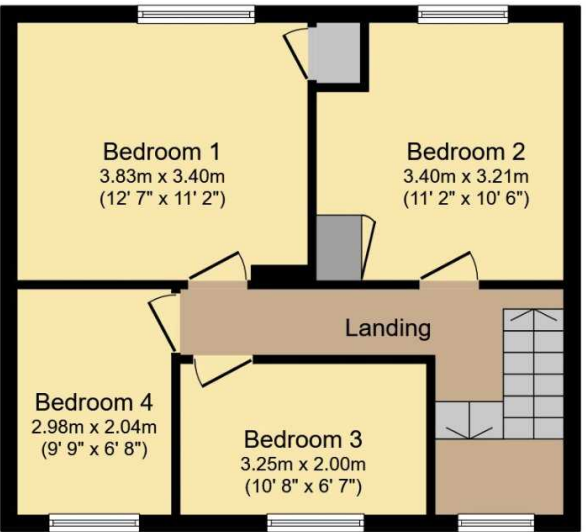
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor



First Floor

Total floor area 94.6 sq.m. (1,018 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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