



22 Dixon Road, Bangor, County
Down, BT19 6AU

Asking Price: £199,950

 **Reeds Rains**

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EPC Rating: TBC

Description

Located in a popular and well-established part of Bangor, 22 Dixon Road is a detached bungalow offering a rare opportunity for those seeking a home with substantial potential to add value. This spacious property includes three bedrooms, two reception rooms, a kitchen, and bathroom within the main residence, alongside a self-contained basement annex to the rear which features its own lounge, kitchen, bathroom, and bedroom — perfect for extended family living or as a potential rental unit.

The property occupies a generous site with off-street parking to the front and a fully enclosed, hard-standing area to the rear. While the bungalow is in need of comprehensive modernisation, the size, layout, and separate annex offer a wealth of possibilities for reconfiguration, renovation, or even resale at a uplifted price point once refurbished.

With flexible accommodation, and an attractive location, this is a property that will appeal to investors, developers, or ambitious homeowners looking to create a bespoke home with real future value.

Early viewing is highly recommended to fully appreciate the scope of what's on offer.

Entrance Porch

Reception Hall

Solid wood flooring, cloaks cupboard, built in storage cupboard plumbed for washing machine.

Lounge

15'6" x 10'6" (4.72m x 3.2m)
Feature wooden fireplace with slate hearth, glazed door to Family room

Family Room

13'6" x 10'2" (4.11m x 3.1m)
Solid wooden floor, open plan to Kitchen.

Kitchen

13'3" x 9'8" (4.04m x 2.95m)
Single drainer 1.5 ceramic sink unit, excellent range of high and low level units with laminated work surfaces, built in double oven and 4 ring ceramic hob, plumbed for dishwasher, laminate wooden floor, uPVC double glazed door to rear.

Bedroom 1

12'4" x 12'2" (3.76m x 3.7m)

Bedroom 2

12'2" x 9'5" (3.7m x 2.87m)
Double built in robe.

Bedroom 3

10'9" x 9'4" (3.28m x 2.84m)
Double built in robe.

Bathroom

White suite comprising : Panelled bath, pedestal wash hand basin, low flush WC, ceramic tiled floor, fully tiled walls.

Outside

Tarmac driveway at front to off street parking.

Front garden in lawns

.
Steps to rear of the property and Basement Annex.

Annex

uPVC double glazed door to

Lounge

21'5" x 12'6" (6.53m x 3.8m)

Kitchen

8'3" x 6'9" (2.51m x 2.06m)
Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, built in oven and 4 ring ceramic hob, extractor fan, ceramic tiled floor, part tiled walls, recessed spotlights.

Bathroom

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

Bedroom

12'6" x 9'3" (3.8m x 2.82m)

NB

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