



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

**Asking Price: £199,950**

 **Reeds Rains**

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**Asking Price: £199,950**

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

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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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