



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**31 FAIRFIELD PARK | Bangor, BT20 4TX**  
**OFFERS AROUND £114,950**







**Offers Around £114,950**  
**Semi Detached**  
**3 Bedrooms**  
**1 Reception**



## Property Features

- Large Site with Ample Room to Extend or Build a Garage, Subject to Necessary Approvals
- No Onward Chain
- Property Requires Some Updating but Offers Huge Potential
- Living Room Open Plan to Dining Area
- Brand New Fitted Kitchen
- Three Bedrooms
- Bathroom with Two Piece White Suite
- Separate WC
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Front Garden Area Providing Parking for Numerous Vehicles
- Fully Enclosed Rear Garden with Southerly Aspect Making it the Ideal Space for Children at Play or For Outdoor Entertaining
- Many Amenities Close By Including Bangor Golf Club, Ward Park, Aurora Leisure Complex, Leading Schools, Bangor Town Centre
- Wide Ranging Appeal to a Host of Potential Purchasers Including First Time Buyers, Investors, Couples, Families, Those Looking to Downsize
- Off-Street Parking
- Cul-de-sac Position

# Accommodation

## Ground Floor

Reception Hall

**Living Room with Dining Area**  
21'7" x 11'10"

**Kitchen**  
9'0" x 8'9"

## First Floor

Landing

**Master Bedroom**  
12'0" x 10'1"

**Bedroom Two**  
9'5" x 9'3"

**Bedroom Three**  
8'10" x 7'10"

**Bathroom**

**Seperate WC**

For more information and photographs regarding the accommodation in this property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)



With no onward chain and offering huge potential this is a property we expect demand to be suitably high. Tucked away at the end of a cul-de-sac within this popular residential area, there are many amenities close by including Ward Park, Bangor Golf Club, schools and Bangor town centre, as well as the Aurora Aquatic Leisure Complex. The property does require a little updating but with its tremendous site there are numerous possibilities for the lucky new owners.

The accommodation comprises living room open plan to dining area and brand new fitted kitchen on the ground floor. Upstairs there are three well proportioned bedrooms, a bathroom and separate WC. Outside is where this property really comes into its own with a larger than expected site which comprises off-street parking for numerous vehicles and large garden to the side and rear which is ideal for extending or building a garage, subject to necessary approvals. The rear garden also has a southerly aspect which means it is the ideal space for children at play or for outdoor entertaining.





## Directions

Heading out Bangor, along Gransha Road, just past Ward Park turn left into Fairfield Road and take the second on your right into Fairfield Park. Number 31 is at the bottom on the left.



### Viewing

By appointment through agent.

### Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		69
(55 - 68)	D	57	
(39 - 54)	E		
(21 - 38)	F		
(01 - 20)	G		
Not energy efficient - higher running costs			



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