

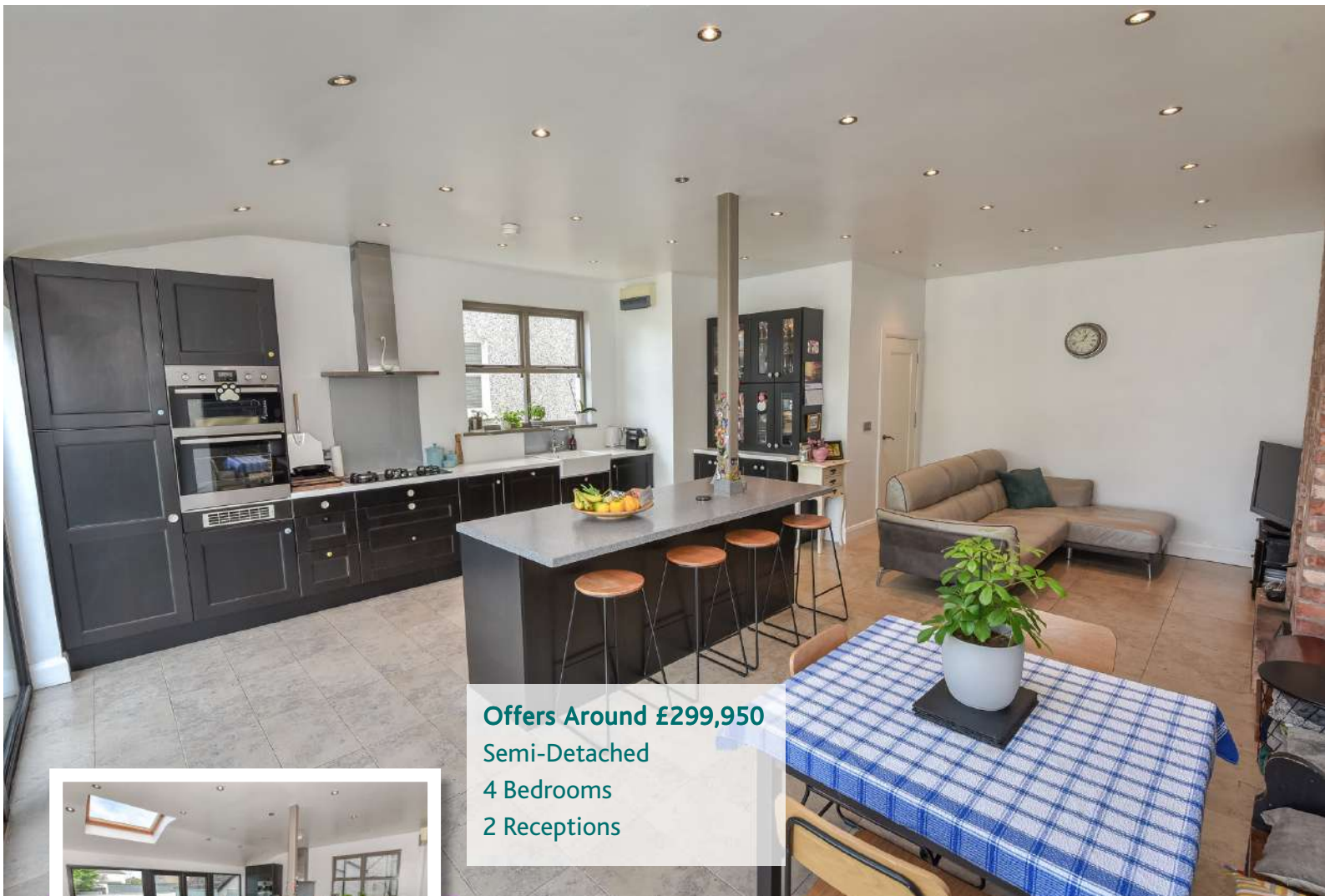


 **JOHNMINNIS**
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25 MOIRA PARK | Bangor, BT20 4RJ
OFFERS AROUND £299,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £299,950
Semi-Detached
4 Bedrooms
2 Receptions



Property Features

- Exceptional Extended Semi Detached Family Home
- Popular and Highly Sought After Location
- Well Presented Throughout
- Immense Feeling of Warmth and Character
- Good Sized Living Room with Attractive Cast Iron Fireplace and Open Fire
- Magnificent Kitchen Which is Open Plan to Living/Family/Dining Area with Range of Integrated Appliances, Cast Iron Multi Fuel Burning Stove and French Doors onto the Rear Garden
- Four Well Proportioned Bedrooms, Two of Which have Built-in Wardrobes
- First Floor Bathroom with Three Piece White Suite
- Ground Floor Shower Room
- Phoenix Gas Heating
- Double Glazed Windows
- Front Garden in Lawns
- Driveway in Loose Stones with Parking
- Detached Garage
- Fully Enclosed Rear Garden in Lawns with Outside Power Points
- High Standard of Presentation Throughout
- In Close Proximity to Many Amenities Including Bangor Town Centre, Royal Ulster Yacht Club, Bangor Golf Club, Ballyholme Yacht Club, Ward Park, Leading Local Schools, Aurora Leisure Complex and Bloomfield Shopping Complex

Accommodation

Ground Floor

Spacious Reception Hall

Shower Room

Living Room
16'8" x 11'11"

Magnificent Kitchen
Open Plan to Casual
Dining and Family Area
23'10" x 19'1"

Stairs to First Floor

First Floor

Landing

Bedroom One
11'0" x 16'5"

Bedroom Two
11'11" x 10'11"

Bedroom Three
9'10" x 8'6"

Bedroom Four
8'11" x 7'11"

Bathroom

For more information
and photographs
regarding the
accommodation in this
property, please visit:

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Quite simply an outstanding family property in a highly desirable and sought after location. This rare and unique opportunity is not to be missed as houses of this calibre rarely make it to the open market. The property itself is an extended attractive semi detached home which is well presented throughout and whilst the vendors have updated the property with modern taste they have not lost any of the character associated with properties of this era. This is evident by features such as cast iron fireplace and cornice ceiling.

The accommodation is bright, spacious and flexible comprising living room with cast iron fireplace and open fire, and magnificent kitchen which is open plan to a large family dining area with cast iron multi fuel burning stove, range of integrated appliances and uPVC double glazed French doors to the rear garden. Upstairs this fine home is further enhanced by having four well proportioned bedrooms, two of which have double built-in wardrobes, and there is also a bathroom with three piece white suite.

Outside the property sits on a good site with front garden in lawns, driveway in loose stones and fully enclosed rear garden in lawns. Other benefits include Phoenix Gas heating, double glazed windows, detached garage and ground floor shower room. Another strong attribute to this property is its proximity to many amenities. Ward Park, Bangor Golf Club, the Aurora Leisure Complex and Bangor's thriving town centre, with its vast array of shops, restaurants and cafes, are all close by. There are also excellent schools convenient to this location.



Directions

Leaving Bangor town centre, continue onto Donaghadee Road. Take the first right onto Broadway and first right into Moira Park.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
	72	73

Bangor/Ards Peninsula

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