



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**12 HAZELDENE AVENUE, BANGOR, BT20 4RA**  
**OFFERS AROUND £229,950**

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





Offers Around £229,950

Semi-Detached

3 Bedrooms

2 Receptions



## Property Features

- Attractive and Extended Semi Detached Property
- Recently Modernised
- Bright, Spacious and Flexible Accommodation Throughout
- Open Plan Kitchen/Living/Dining Room with French Doors to Private Rear Garden
- Separate Living Room
- Three First Floor Double Bedrooms
- Bathroom with Modern White Suite
- Additional WC
- Gas Fired Central Heating With Recently Installed Combi Boiler
- Rewired in 2018
- uPVC Double Glazing
- Cavity Wall and Loft Insulation
- Front and Private Rear Garden Laid in Lawns with Paved Patio Area
- Detached Matching Garage
- Off-Street Driveway Parking
- Superb Location Within Close Proximity to Bangor Golf Club, Ward Park, Bangor Town Centre, Ballyholme Beach and Village and Local Schools
- Suited to a Wide Host of Potential Purchasers Including the First Time Buyers, Young Professionals, Couples, Families and Those Looking to Downsize
- Early Viewing Strongly Recommended to Fully Appreciate all that is on Offer

# Accommodation

## Ground Floor

Covered Entrance Porch

Reception Hall

Kitchen/Living/Dining Room  
19' 3" x 14' 8"

Living Room  
13' 0" x 10' 4"

## First Floor

Bedroom One  
13' 0" x 10' 3"

Bedroom Two  
11' 5" x 9' 0"

Bedroom Three  
11' 1" x 8' 9"

Bathroom

Additional WC

## Outside

Detached Garage  
16' 4" x 8' 10"

Front and Enclosed Rear Garden Laid in Lawns with Paved Patio Area

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



Located in one of Bangor's most sought after areas, this is an ideal opportunity to purchase an attractive and extended semi detached property with excellent convenience to many amenities including Bangor Golf Club, Ward Park, shops, cafes, restaurants, schools and Ballyholme beach and village as well as many other things.

Recently modernised throughout, and incorporating both traditional and contemporary finishes which compliment each other perfectly, there is little left to do but move your furniture in and enjoy. The accommodation is bright and spacious comprising an open plan kitchen/living/dining room, with French doors to private rear garden, and living room to the ground floor.

Upstairs this fine home is further enhanced by having three double bedrooms, bathroom with modern white suite and additional WC. Outside does not disappoint either.

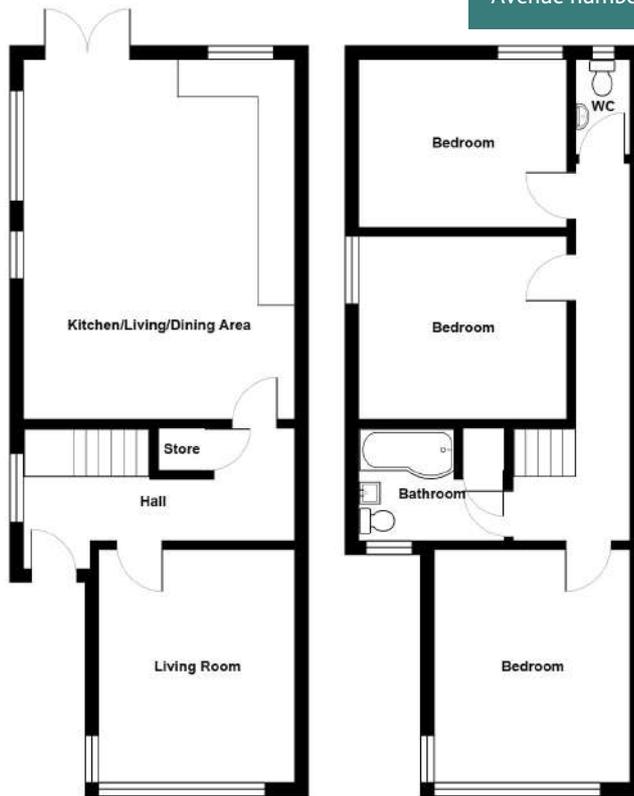
There is an easily maintained front and private rear garden laid in lawns with paved patio area, detached garage and driveway for off-street private parking. Other benefits include gas fired central heating and uPVC double glazing.

This property will have wide ranging appeal to a host of potential purchasers including the first time buyers, young professionals, couples and those looking to downsize. This is a sector of the market which is selling extremely well and with recent sales being particularly successful a viewing is thoroughly recommended at your earliest convenience to fully appreciate all that is on offer.



# Directions

Heading out Bangor along High Street continue on to Donaghadee Road through the roundabout. Turn right onto Broadway and take your first left into Hazeldene Avenue number 12 is located on your left hand side.



All measurements are approximate and for display purposes only

## 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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As rated by THE SUNDAY TIMES and THE IRISH TIMES

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			
		69	73

## Bangor/Ards Peninsula

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