

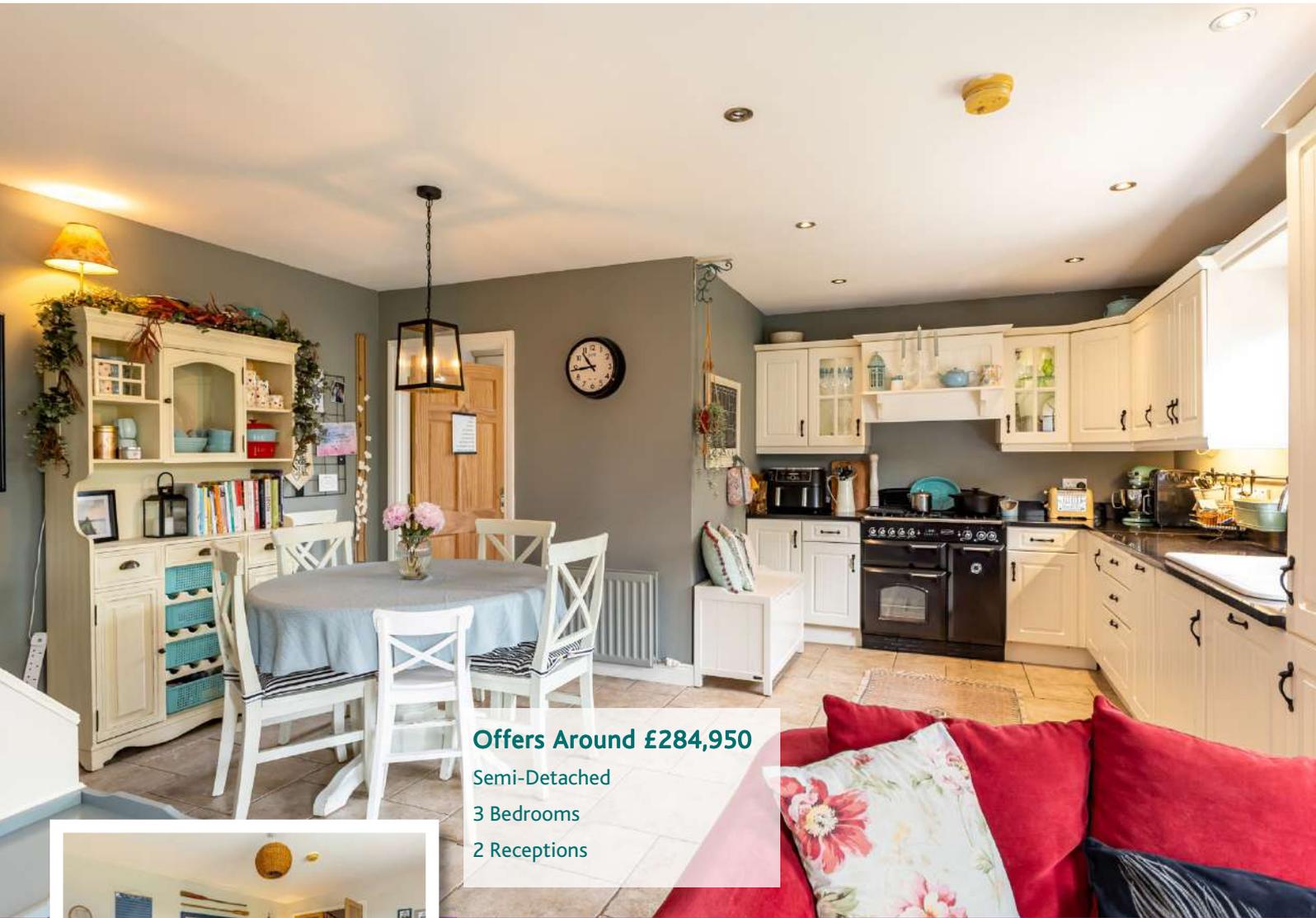


**JOHNMINNIS**  
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**67 BALLYMACONNELL ROAD, BANGOR, BT20 5PU**  
**OFFERS AROUND £284,950**

Scan for Property Details  
and to Arrange a Viewing





Offers Around £284,950

Semi-Detached

3 Bedrooms

2 Receptions



## Property Features

- Well Presented Throughout Leaving Little Left to do but Move Your Furniture in and Enjoy
- Bright and Spacious Accommodation
- Living Room with Attractive Carved Wooden Fireplace, Open Fire, Built-in Shelving and Chest of Drawers
- Superb Fitted Kitchen with Granite Work Surfaces, Open Plan to Casual Dining/Family Area
- Separate Utility Room
- Three Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- Bathroom with Four Piece White Suite to Include Bath and Separate Shower
- Additional Downstairs WC
- Phoenix Gas Heating
- Double Glazed Windows
- Fully Enclosed Site to Front and Rear
- Well Presented Front Garden in Lawns with Flowerbeds in Plants and Shrubs, Westerly Aspect Making an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Driveway and Forecourt to the Front in Attractive Brick Paviour
- Fully Enclosed Rear Garden in Lawns with Patio Barbecue Terrace and Apple Trees, Again an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun

# Accommodation

## Outside

### Ground Floor

Reception Hall

Downstairs WC

Living Room  
15'6" x 13'10"

Superb Fitted Kitchen  
Open Plan To Casual  
Dining/Family Area  
25'5" x 16'4"

Utility Room

### First Floor

Landing

Bedroom One  
13' x 12'8"  
En suite Shower Room

Bedroom Two  
14'1" x 13'4"

Bedroom Three  
11'10" x 10'8"

Bathroom

Fully Enclosed Site to  
Both Front And Rear

Rear Garden with Patio  
BBQ Area

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



The accommodation is bright, spacious and flexible comprising living room, with attractive carved wooden fireplace and open fire, as well as superb fitted kitchen open plan to casual dining/family area, on the ground floor. Upstairs this fine home is further enhanced by having three well proportioned bedrooms, including main bedroom with en suite shower room, and there is also a bathroom with four piece suite to include bath and separate shower.

Outside does not disappoint either. The site is fully enclosed to both the front and rear with a well presented front garden in lawns, flowerbeds in plants and shrubs and westerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun. The garden to the rear is also fully enclosed with lawns, patio barbecue terrace, apple trees and bin storage area, which again is an ideal space for outdoor entertaining, children at play or enjoying the sun.



# Directions

Heading through Ballyholme Village in the direction of Groomsport along Groomsport Road, turn right onto Ballymacconnell Road.



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		75	75
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

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