

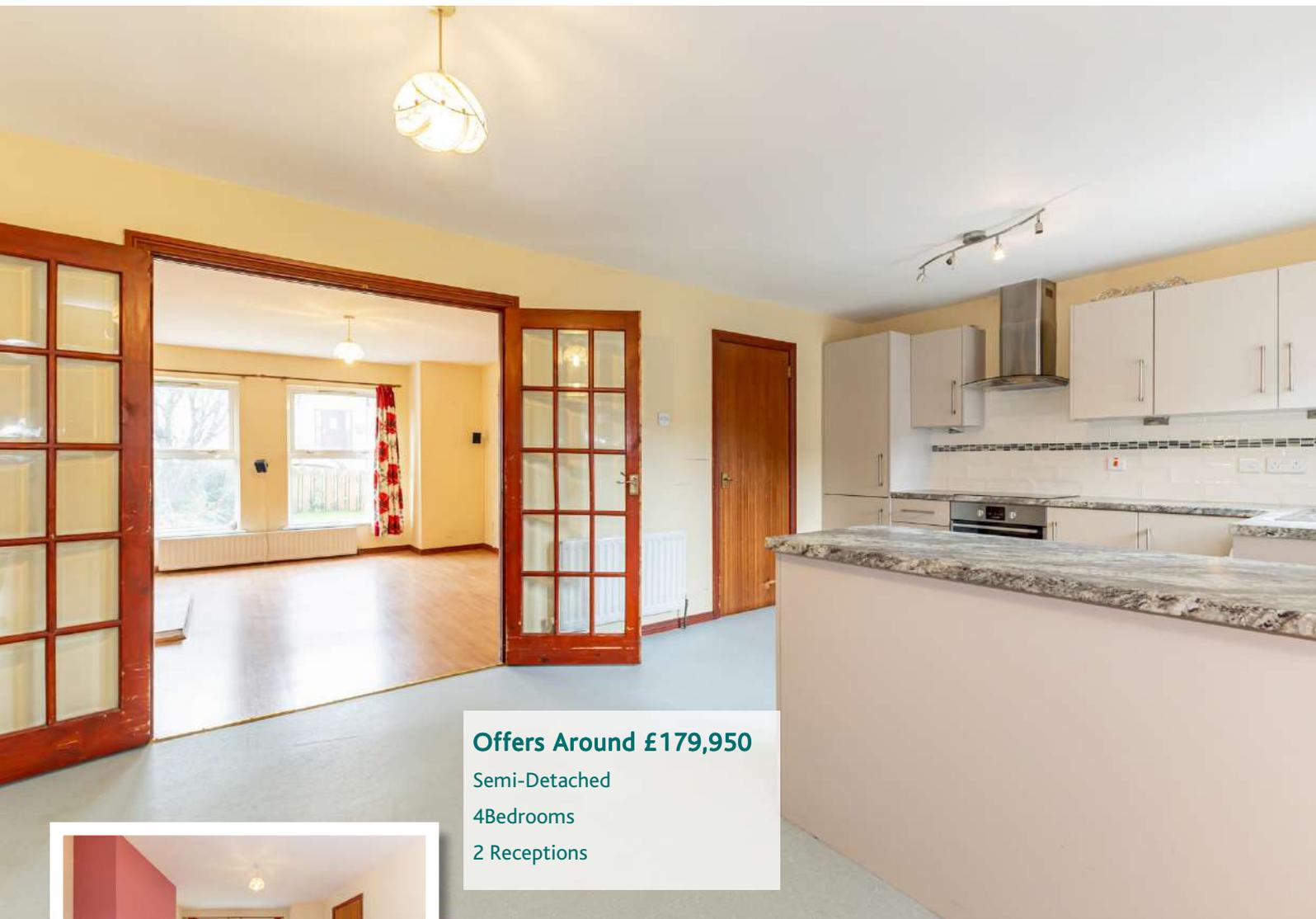


**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**23 BIRCH PARK, BANGOR, BT19 1RZ**  
**OFFERS AROUND £179,950**

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





**Offers Around £179,950**

Semi-Detached

4Bedrooms

2 Receptions



## Property Features

- Extended Four Bedroom Semi Detached Home
- Spacious Living Room with Fireplace and Open Fire
- Modern Fitted Kitchen Open Plan to Dining Area
- Large Ground Floor Bedroom with En Suite Shower Room and Disability Access
- Three Further Well Proportioned First Floor Bedrooms
- Bathroom with Coloured Suite
- uPVC Double Glazing
- Oil Fired Central Heating
- Driveway Providing Ample Parking
- Gardens Laid in Lawns
- Popular, Sought After and Convenient Location with Direct Access to the Main Arterial Routes for the City Commuter
- Within the Catchment Area for a Range of Local Schools
- No Onward Chain

# Accommodation

## Ground Floor

Reception Hall

**Living Room**  
15' 6" x 12' 7"

**Kitchen with Dining Area**  
19' 1" x 10' 7"

**Bedroom Four**  
19' 8" x 10' 9"

**Shower Room**

## First Floor

Landing

**Bedroom One**  
11' 7" x 10' 7"

**Bedroom Two**  
12' 2" x 9' 9"

**Bedroom Three**  
8' 1" x 7' 5"

**Bathroom**

## Outside

Generous Site with Front, Side and Rear Gardens in Lawns

Tarmac Driveway

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



Conveniently located off the Rathgael Road this extended four bedroom semi detached home occupies a prime site within a quiet cul-de-sac location. In brief, the accommodation comprises of a spacious living room with open fire, modern fitted kitchen open plan to dining area and a large bedroom with en suite shower room, to the ground floor. Upstairs there are three well proportioned bedrooms and bathroom with coloured suite. Externally there is off-street driveway parking for three to four cars, boat or caravan, and gardens laid in lawns, Further benefits include uPVC double glazing and oil fired central heating.

With ease of access to the main arterial routes for city commuting and to Bangor's ring road with its varied range of retail outlets, this property provides the ideal solution for the professional couple, young family, semi retired or those requiring disability access. Early viewing strongly recommended to fully appreciate all that is on offer.



# Directions

Travelling from Belfast along the main dual carriageway turn right onto the Rathgael Road. Continue down the Rathgael Road towards the petrol station and turn left into Birch Drive just before the lights at the junction of Clondeboye Road. Birch Park is the second turning on your right 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.



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



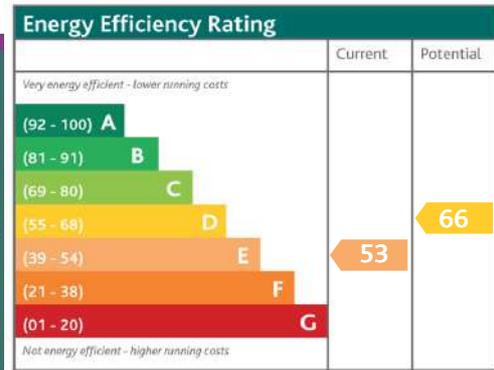
## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



As rated by THE SUNDAY TIMES THE IRISH TIMES



## Bangor/Ards Peninsula

15 New Street, Donaghadee  
Co. Down, BT21 0AG  
T 028 9188 8881  
property@johnminnis.co.uk



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.