



## 35 BEXLEY PARKS

Bangor, BT19 7UT

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*Offers Around* **£199,950**



DETACHED | 3  | 2  | 1 

Located in the popular city of Bangor here is an ideal opportunity to purchase a detached property with no onward chain. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

## KEY FEATURES

- Detached Property with No Onward Chain
- Popular Sought After Residential Area
- Property Requires Sympathetic Updating but Offers Huge Potential
- Living Room with Fireplace and Glass Fronted Fire
- Kitchen with Casual Dining Area and Access onto the Rear Garden
- Three Bedrooms Including Main Bedroom with Double Built-in Wardrobe
- Bathroom with Three Piece Suite
- Additional Downstairs WC
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns
- Tarmac Driveway with Parking
- Garage





## ROOM DETAILS

### *Ground Floor*

- Enclosed Entrance Porch
- Living Room  
14'9" X 14'7"
- Kitchen With Casual  
Dining Area  
14'7" X 9'5"
- Downstairs WC  
10'10" X 9'6"

### *First Floor*

- Landing
- Bedroom One  
12'9" X 8'3"
- Bedroom Two  
9'5" X 8'5"
- Bedroom Three  
11'9" X 6'
- Bathroom

### *Outside*

- Garage
- Front Garden In Lawns
- Tarmac Driveway With  
Parking Leading To  
Garage.
- Fantastic Rear Garden In  
Lawns With Paved Patio  
Area, Southerly Aspect  
And Outside Tap, Which  
Is An Ideal Space For  
Children At Play, Outdoor  
Entertaining Or Enjoying  
The Sun.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Heading along Bexley Road in the direction of Gransha Road turn right into Bexley Parks.*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
		CURRENT
		POTENTIAL
		63
		73

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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