



# 7 COTSWOLD GARDENS

Bangor, BT20 4SG

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*Offers Around* **£254,950**



DETACHED | 3  | 2  | 1 

Located in one of Bangor's most desirable and established residential areas, this beautifully presented detached home offers an exceptional opportunity for a wide range of buyers.

## KEY FEATURES

- Bright, Spacious and Flexible Accommodation
- Good Size Kitchen with Range of Integrated Appliances, Casual Dining Area and French Doors to the Rear Garden
- Three Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- Front Garden in Lawns
- Additional Parking Area to the Side
- Fully Enclosed Rear Garden with Lawns and Paved Patio Area
- Detached Garage Which is Plumbed
- Conveniently Positioned with Easy Access to Many Amenities Including Ballyholme Beach and Village, Shops, Cafes, Restaurants, Schools, Ward Park and Bloomfield Shopping Complex
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers Including First Time Buyers, Young Professionals and Families.
- Low Maintenance Property



## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Family Room  
13'1" X 12'0"
- Kitchen and Dining area  
20'3" X 12'8"
- Additional WC

### *First Floor*

- Landing
- Bedroom One  
10'3" X 12'3"
- Ensuite
- Bedroom Two  
11'8" X 9'9"
- Bedroom Three  
11'8" X 9'9"
- Bathroom

### *Outside*

- Mature front garden flowerbeds with large pebbled driveway. Access to garage which is plumbed.
- Fully enclosed rear paved patio area with access to the garage. Mature flowerbeds.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*At the Donaghadee Roundabout, take the exit for the Donaghadee Road. Take the first road on the right handside, Cotswold Drive. Take the first right onto Cotswold Gardens and number 7 will be on the right handside.*



## 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		CURRENT	POTENTIAL
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>NOT energy efficient - higher running costs</i>			

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



## OUR BRANCHES

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