



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**118 BRYANSBURN ROAD | Bangor**  
**OFFERS AROUND £345,000**

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





**Offers Around £345,000**  
Detached  
3 Bedrooms  
2 Receptions



## Property Features

- Red Brick Detached Family Home
- Reception Hall
- Downstairs WC and Cloakroom
- Generous Lounge/Dining with Outlook to Front and Rear
- Family Room with Outlook To Front
- Modern Fully Fitted Kitchen with Range of Integrated Appliances and Double Doors Leading to Rear Garden
- Downstairs Shower Room and Utility
- Three Well Proportioned Bedrooms with the Possibility of Changing Principal Bedroom into two Bedrooms
- Potential to Extend (Subject to Planning)
- Family Bathroom
- uPVC Double Glazing
- Gas Fired Central Heating
- Ample Driveway Parking
- Generous Gardens with Beautifully Mature Planting, Laid in Lawns and Patio Areas Ideal for Children at Play and Outdoor Entertaining
- Popular and Sought After Convenient Location
- Within a short walk to the Bangor to Holywood Coastal Path, Bangor West Railway Halt and Direct Access to the Main Arterial Routes for City Commuting
- Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Ultrafast Broadband Available

# Accommodation

## Ground Floor

Reception Hall

Downstairs WC

Lounge  
17'4" x 12'4"

Kitchen/Dining  
17'4" x 10'7"

Living Room  
12'4" x 9'11"

Downstairs Shower Room &  
Utility

## First Floor

Landing

Bedroom One  
17'4" x 10'7"

Bedroom Two  
12'4" x 8'11"

Bedroom Three  
12'4" x 8'5"

Bathroom

## Outside

Ample Driveway Parking

Front and Rear Gardens

Raised Deck Area

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



"Situated on the ever-popular Bryansburn Road number 118 has been a wonderful family home and provides the opportunity for a downsizer or young family to create a beautiful home in this convenient and sought after area."



# Directions

Travelling on the Bryansburn Road towards Bangor City Centre number 118 is located on the left hand side.



## 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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## JOHNMINNIS RENTALS

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

## Awards & Recognition



THE SUNDAY TIMES  
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		73	75
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## North Down / Holywood Branch

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