

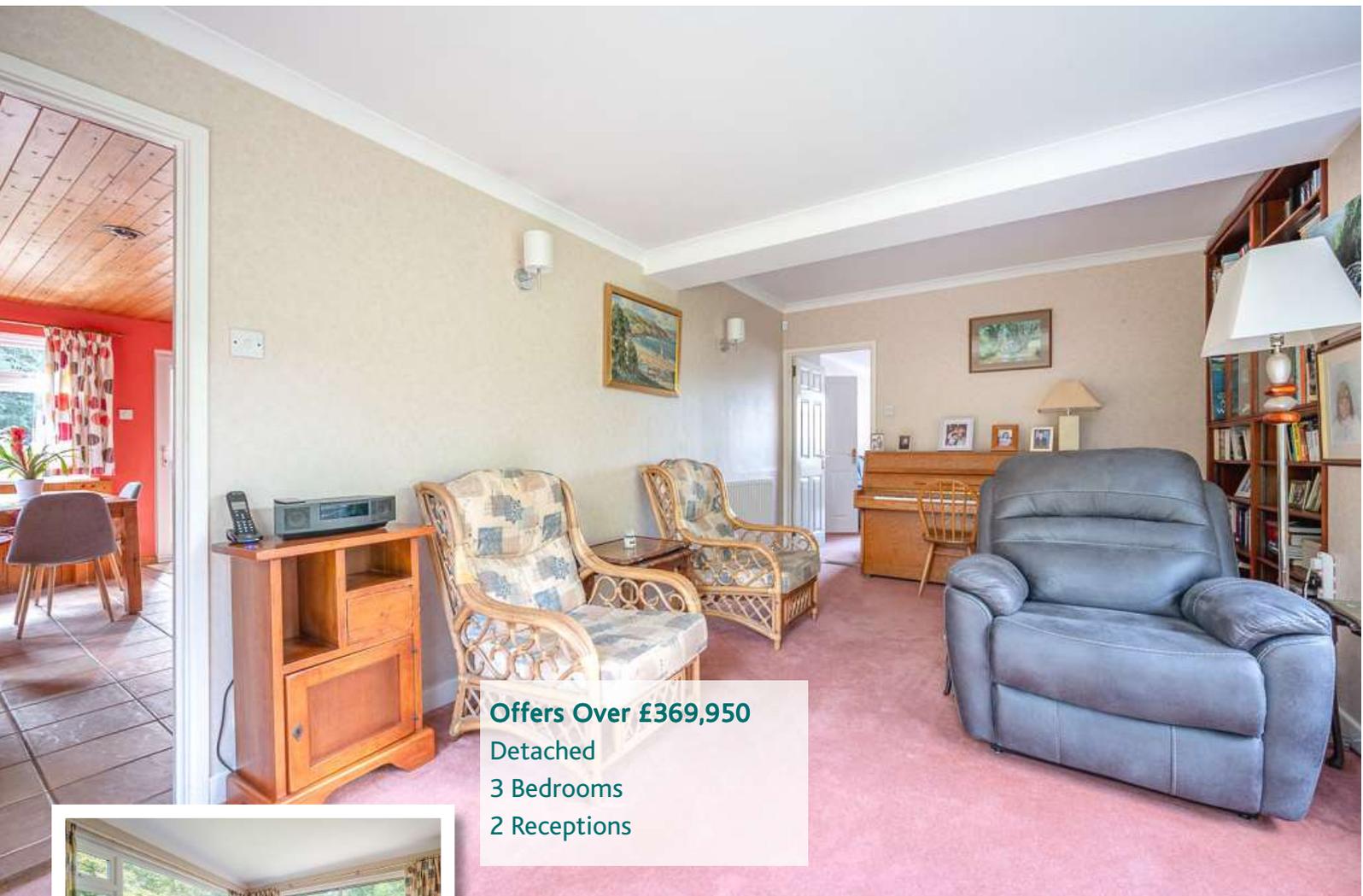


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

7 BRYANSGLEN CRESCENT | Bangor
OFFERS OVER £369,950

Scan for Property Details
and to Arrange a Viewing





Offers Over £369,950
Detached
3 Bedrooms
2 Receptions

Property Features

- Red Brick Detached Family Home
- Exceptionally Well Positioned at the end of a Quiet Cul De Sac on a Corner Site
- Three Well Proportioned Bedrooms
- Potential to Extend (Subject to Planning)
- Large Family Bathroom
- Spacious Drawing Room with Outlook to Front
- Dining Room with Garden Views
- Fitted Kitchen Leading to Dining Room
- Lounge with Sliding Patio doors to Rear Garden
- Downstairs WC and Cloakroom
- uPVC Double Glazing
- Gas Fired Central Heating
- Driveway Parking to Integrated Garage
- 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



Accommodation

Ground Floor

- Reception Hall
- Downstairs WC
- Drawing Room
18'1" x 12'2"
- Kitchen
15'2" x 9'5"
- Dining Room
15'2" x 10'5"
- Lounge
17'1" x 10'8"

First Floor

- Landing
- Bedroom One
12'2" x 11'8"
- Bedroom Two
12'2" x 11'2"
- Bedroom Three
18'3" x 9'2"
- Bathroom

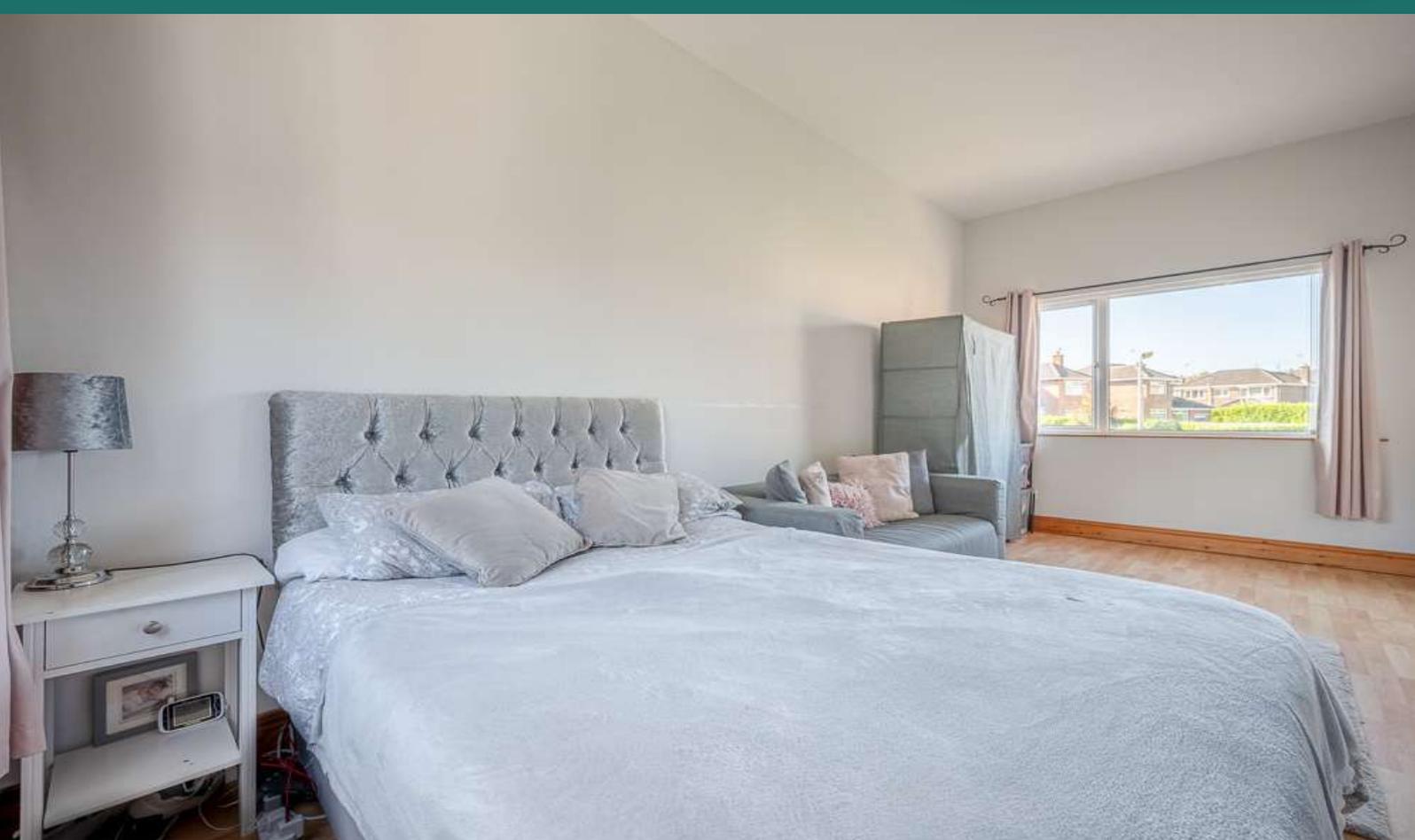
Outside

- Attached Garage
15'8" x 9'2"
- Driveway Parking
- Enclosed Rear Garden

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



"7 Bryansglen Crescent has been a much loved family home for many years. Situated at the end of this quiet cul-de-sac, within this much sought after Bangor West area, although in need of sympathetic modernisation, this property presents a fantastic opportunity to create a stunning home on a private and secluded site. "



Directions

Travelling from Crawfordsburn, Bangor bound along the Crawfordsburn Road, continue along this road and at the mini roundabout for Springhill go straight through. This road becomes Bryansburn Road. Take the first left into Bryansglen, take the first right hand turn onto Bryansglen crescent and number 7 is at the bottom of the cul de sac.



Viewing

By appointment through agent.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
	59	65

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