



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**24 SEYMOUR AVENUE | Bangor**  
**OFFERS OVER £300,000**

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





## Property Features

- Detached Bungalow on a Prime Site within Seymour Avenue
- Spacious Accommodation
- Three Bedrooms Including Two to the Ground Floor
- Kitchen with Access to Rear Garden
- Lounge/Dining Room with Outlook to Front
- Family Shower Room to the Ground Floor
- Oil Fired Central Heating
- Driveway Parking and Integral Garage with Floored Roofspace Storage
- Gardens Laid in Lawns to Front with Enclosed Rear Gardens Ideally Positioned to Enjoy the Sun's Path and with Private Access to Carnalea Woods
- Sought After Location Providing Ease of Access to Main Arterial Routes for Commuting to Belfast
- Close to Carnalea and Bangor West Railway Halts
- Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Ultrafast Broadband Available

# Accommodation

## Ground Floor

Reception Porch

Reception Hall

Lounge  
18'1" x 12'2"

Kitchen  
12'2" x 9'7"

Bedroom One  
11'3" x 10'5"

Bedroom Two/Family Room  
10'10" x 10'5"

Shower Room  
6'8" x 5'11"

## First Floor

Bedroom Three  
11'4" x 11'4"

## Outside

Integral Garage

Driveway Parking

Rear Garden with  
Southerly Aspect

Access Gate to Carnalea  
Woods

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



"This well-presented detached bungalow has been a loving home for many years and is situated within the sought-after residential area of Carnalea. Seymour Avenue is a quiet cul-de-sac of residential properties leading down to Carnalea Woods. This particular home occupies a prime position and is one of only three properties on the avenue with private access to Carnalea Woods. "



# Directions

Travelling on the Crawfordsburn Road towards Bangor turn left onto Seymour Road, take the first right hand turn and then take a left hand turn onto Seymour Avenue and number 24 is on the right hand side at the bottom of the road.



## 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

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## North Down / Holywood Branch

44 High Street, Holywood, BT18 9AD

T 028 9042 8888 F 028 9029 3434

property@johnminnis.co.uk



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <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>	<b>36</b>	
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		