



# 10 SINCLAIR DELL

Bangor, BT19 1ED

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*Offers around* **£220,000**



SEMI-DETACHED | 3  | 1  | 1 

Situated at the end of a quiet cul-de-sac, 10 Sinclair Dell offers an exceptional opportunity to own a beautifully refurbished semi-detached home in a highly sought-after location.

## KEY FEATURES

- Beautifully Maintained and Modernised Semi Detached Family Home
- Exceptional Presentation Throughout
- Bright and Spacious Accommodation
- Lounge with feature wood burning stove
- Open plan kitchen/dining with bespoke fitted kitchen with range of integrated appliances and views to the rear over rolling countryside
- Well Proportioned First Floor Bedrooms
- Family Bathroom
- Gas Fired Central Heating
- Wyser Smart Heating System
- uPVC Double Glazing
- uPVC Soffits and Fascia Boards
- Ample Driveway Parking
- Detached Converted Garage to Office Space Ideal for Working from Home



## ROOM DETAILS

### Ground Floor

- Reception Hall
- Lounge  
12'6" x 12'1"
- Kitchen Open to Dining  
18'0" x 10'9"

### First Floor

- Landing
- Bedroom One  
12'11" x 10'8"
- Bedroom Two  
10'8" x 9'1"
- Bedroom Three  
9'4" x 8'9"
- Bathroom  
7'3" x 6'0"

### Outside

- Detached Garage  
11'0" x 9'5"
- Ample Driveway Parking  
for Several Cars
- Raised Patio Laid in  
Paving with Steps Leading  
down to Additional Paved  
Area
- Garden Laid in Lawns  
with Beautiful Views over  
Rural Landscape
- Access to Detached  
Garage



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from the Crawfordsburn Road on the Rathmore Road turn right onto Henderson Road, take the second left onto Sinclair Road North the turn right onto Sharman Rise, then turn left onto Sinclair Avenue and Sinclair Dell is the second right hand turn and number 10 is located at the end of the cul-de-sac.*



## 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
	72	73

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



## OUR BRANCHES

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