



9 HANOVER DALE

Bangor, BT19 7NU

Offers Around **£299,950**



DETACHED | 4  | 2  | 3 

Tucked away in a cul-de-sac within this popular residential area here is an ideal opportunity to purchase an attractive detached family home with no onward chain. The accommodation is bright, spacious and flexible providing a range of layouts to suit the needs of the owners.

KEY FEATURES

- Attractive Detached Family Home with No Onward Chain
- Cul-de-Sac Position Within Popular Residential Area
- Bright, Spacious and Versatile Accommodation
- Open Plan Living Room with Casual Dining Area, Attractive Fireplace and Gas Coal Effect Fire
- Family Room with uPVC Double Glazed French Doors to Conservatory
- Conservatory with uPVC Double Glazed French Doors to Rear Garden
- Kitchen with Casual Dining Area
- Separate Utility Room
- Four Well Proportioned Bedrooms, One of Which is on the Ground Floor
- Three Large First Floor Double Bedrooms
- Home Office/Study Area Ideal for Those Who Work From Home
- Fully Tiled Ground Floor Bathroom with Three Piece Suite



ROOM DETAILS

Ground Floor

- Reception Hall
- Open Plan Living Room With Casual Dining Area 22'2" X 11'10"
- Family Room 12'9" X 9'9"
- Conservatory 10'9" X 10'3"
- Kitchen With Casual Dining Area 15'2" X 9'8"
- Utility Room 10'4" X 9'9"

- Bedroom Four Or Potential Sitting Room 11'5" X 9'8"
- Bathroom

First Floor

- Study Or Office Area 11'10" X 8'11"
- Bedroom One 24'4" X 9'10"
- Bedroom Two 24'4" X 9'8"
- Bedroom Three 12' X 11'10"
- Shower Room

Outside

- Integral Garage 21'8" X 9'10"
- Front Garden In Lawns, Tarmac Driveway And Forecourt With Parking For Cars, Caravans And Other Vehicles, Leading To Integral Garage.
- Fully Enclosed Rear Garden In Lawns With Paved Patio Barbecue Areas, Outside Tap, Upvc Oil Tank And Excellent Degree Of Privacy Making It Ideal For Children At Play, Outdoor Entertaining Or Enjoying The Sun.



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling along the Old Gransha Road, from Gransha Road, turn onto Hanover Road then second left into Hanover Chase. Hanover Dale is the third turning on your right.



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	63	68
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

