

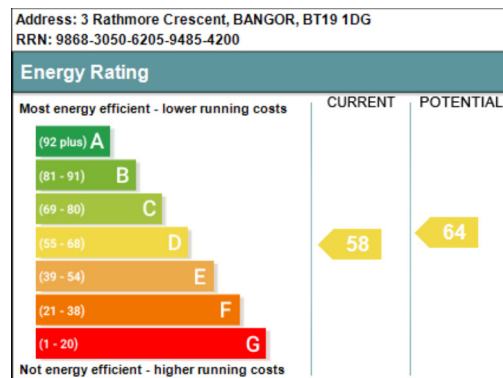
**FOR SALE**



**3 RATHMORE CRESCENT, BANGOR  
BT19 1DG**

**Offers around £249,950  
EPC Rating: D58**

- Excellent 4 bedroom semi-detached house in Bangor West
- Through lounge
- Kitchen diner
- Bathrooms upstairs and down plus additional shower room
- Oil Fired Central Heating & Double Glazing
- Gardens front and rear
- Detached garage







Spacious extended semi in Bangor West with easy access to shops, amenities and Belfast.

The property comprises 4 bedrooms, through lounge, family bathrooms ground and first floor plus an additional shower room on the ground floor.

The property benefits from Oil Fired Central Heating and Double Glazing,

There are spacious gardens front and rear and a detached garage.

Early viewing recommended.

## ACCOMMODATION

### ENTRANCE HALL

Storage cupboards

### BEDROOM (4):

2.92m x 2.79m (9' 7" x 9' 2")

### BATHROOM

3.32m x 1.57m (10' 10 1/2" x 5' 2")

Suite comprising WC, bath and pedestal sink

### SHOWER ROOM

Accessible shower

### KITCHEN DINER

4.81m x 4.83m (15' 9" x 15' 10")

Range of high and low level units; plumbed for washing machine

## UPSTAIRS

### BEDROOM (1):

4.84m x 3.19m (15' 10 1/2" x 10' 5 1/2")

Master bedroom at rear;

### BEDROOM (2):

3.83m x 3.39m (12' 6 1/2" x 1' 1")

### BEDROOM (3):

2.95m x 2.86m (9' 8" x 9' 5")

### UPSTAIRS BATHROOM

2.28m x 2.82m (7' 5 1/2" x 9' 3")

Comprising WC, shower and pedestal sink

### RATES

3 Rathmore Crescent is included on the LPSNI rating list, described as "house outbuilding garden" and valued for rating purposes at £110,000. The estimated domestic rate bill for the 2025/2026 rating year is £1049.18 per annum.

### VIEWINGS

Strictly by appointment with Macfarlane & Smyth.



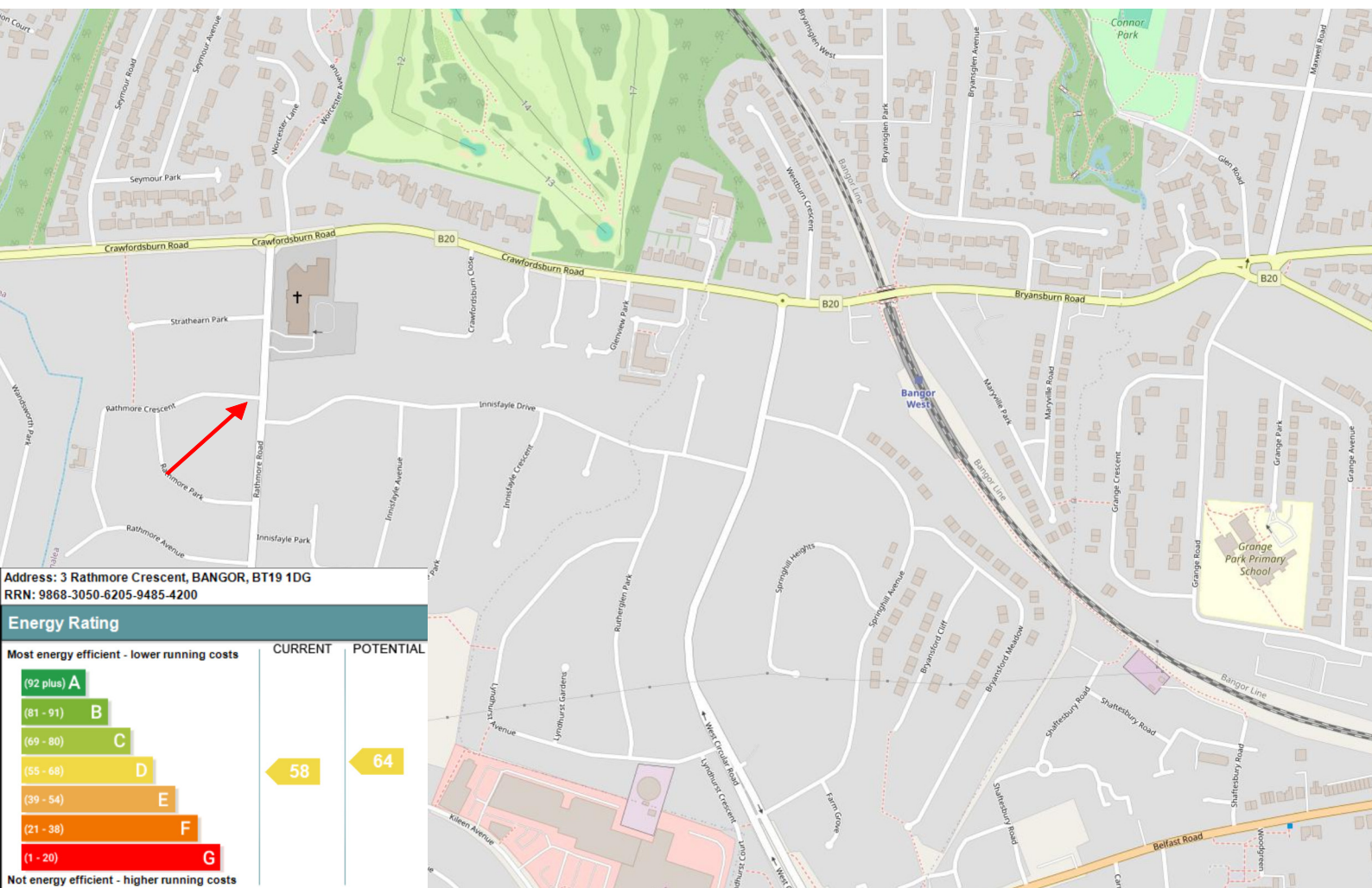








Plans are for indicative purposes only; Not to scale



#### AGENT'S NOTES

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.