

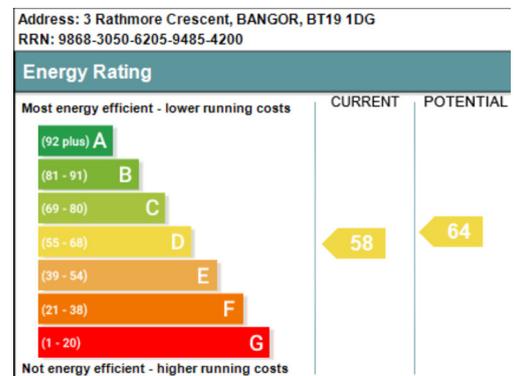
**FOR SALE**



## 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.

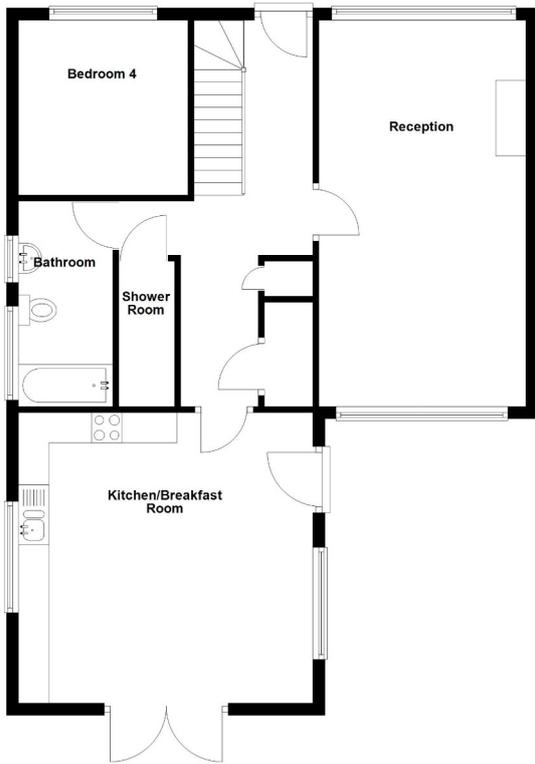
### **VIEWINGS**

Strictly by appointment with Macfarlane & Smyth.





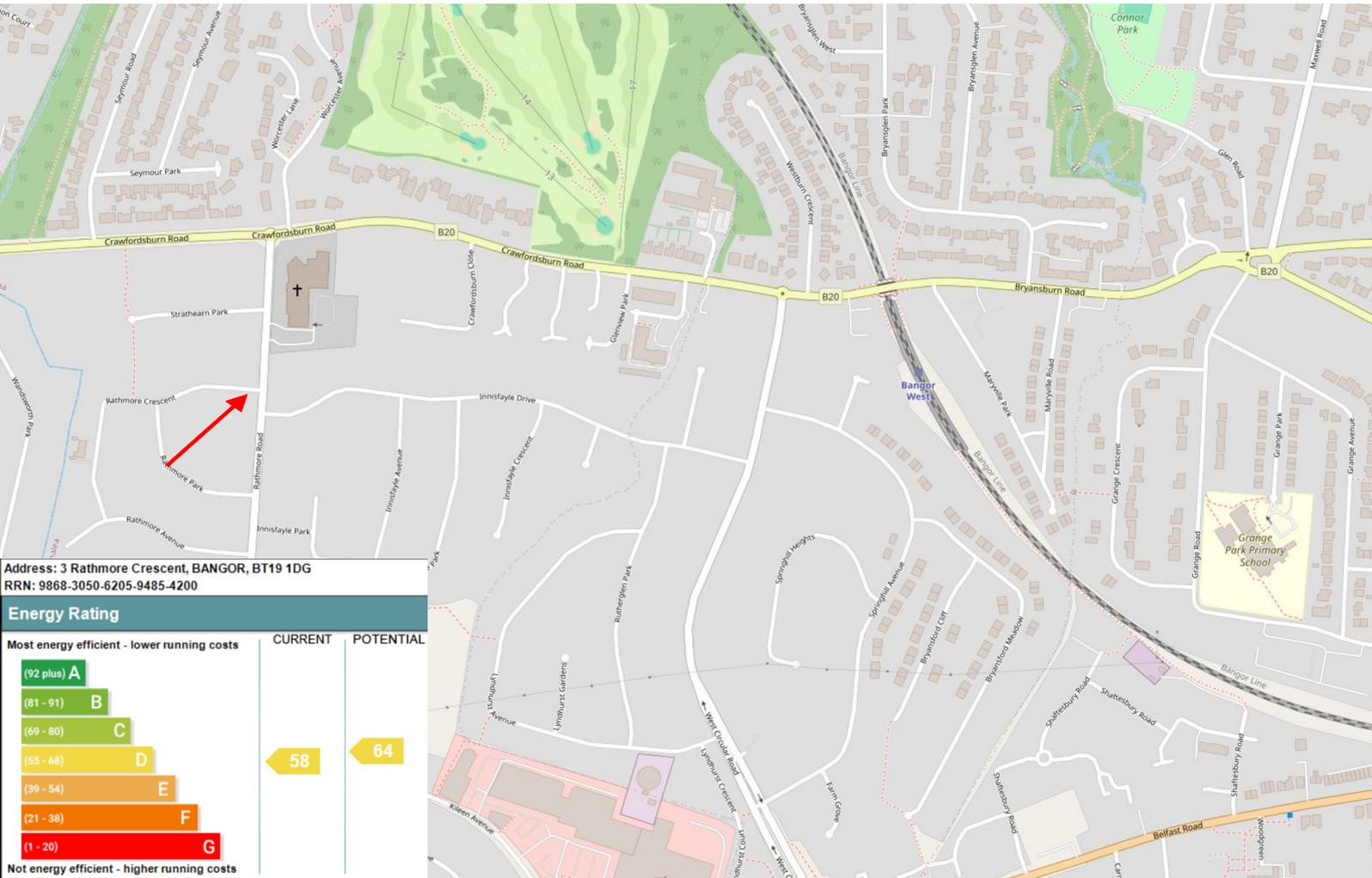
Ground Floor



First Floor



Plans are for indicative purposes only; Not to scale



**AGENT'S NOTES**

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