



44 INNISFAYLE PARK,
BANGOR, BT19 1DR



Offers Around £189,950



Neill
ESTATE AGENTS

SALES / RENTALS / SURVEYS

44 Innisfayle Park, Bangor, BT19 1DR

- Spacious semi-detached chalet bungalow in the desirable Bangor West area
- Bright open-plan living/dining room with feature fireplace and electric stove
- Modern kitchen with integrated appliances and separate utility room
- Three well-sized bedrooms, including one on the ground floor for flexible living
- Contemporary bathroom with three-piece suite
- Well-maintained front and rear gardens with spacious driveway
- Detached garage with power and lighting
- Phoenix Gas central heating, double glazing throughout, and no onward chain

ENTRANCE HALL

Glazed upvc door with glazed side screen, wood laminate flooring, single panelled radiator, storage cupboard off with single panelled radiator

OPEN PLAN LIVING / DINING ROOM

21' 6" x 11' 2" (6.563m x 3.399m)

Laminate wood flooring, feature fireplace with carved wood surround and tile slate hearth, electric stove, double panelled radiator x2

KITCHEN

Range of cupboards, roll edge worktops, jaw box sink with chrome mixer tap, integrated electric oven and hob, stainless steel extractor fan, part tiled around worktops, enclosed Worcester gas boiler, integrated fridge and freezer, plumbed for dishwasher, double panelled radiator, recessed lighting glazed upvc door to

UTILITY

Laminate wood flooring, plumbed for washing machine, vented for tumble dryer, single panelled radiator, extractor fan, Glazed upvc door to back garden.



BEDROOM (1)

9' 2" x 9' 2" (2.790m x 2.783m)

Single panelled radiator.



BATHROOM

Curved panelled bath with chrome taps, mains thermostatic shower over, semi pedestal wash hand basin, push button wc, chrome heated towel rail, tiled walls and floor, recessed lighting



LANDING

Roofspace hatch, eaves access, built in cupboards

BEDROOM (2)

12' 6" x 11' 2" (3.811m x 3.399m)

Single panelled radiator, eaves access



BEDROOM (3)

10' 1" x 9' 3" (3.061m x 2.826m)

Single panelled radiator, eaves access

DETACHED GARAGE

17' 9" x 8' 6" (5.413m x 2.578m)

Up and over garage door, light and power



OUTSIDE

Front: Tarmac driveway, gardens in lawn, mature shrubs

Rear: concrete patio area, garden has just been re seeded



VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £110,000

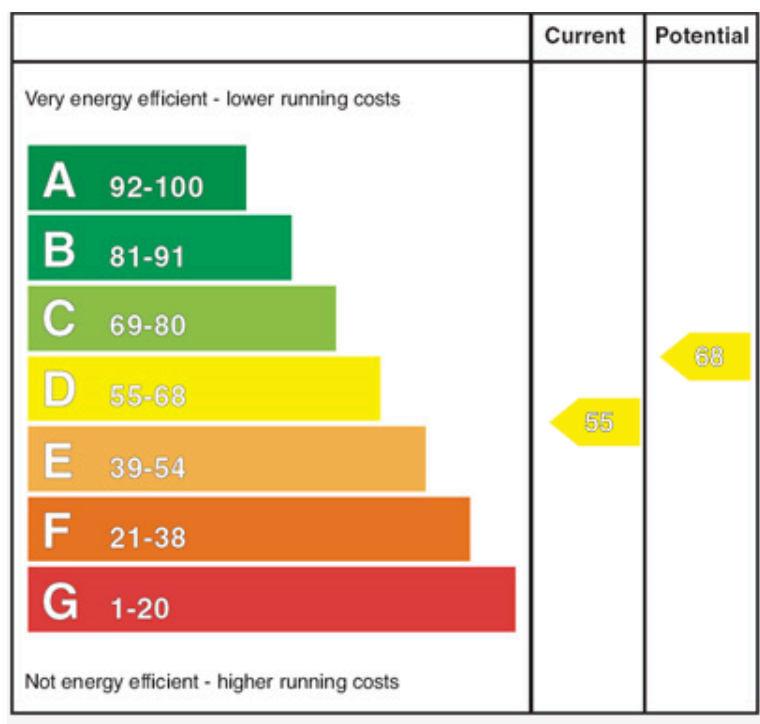
Rates for year end April 2025: £1005.07 approx

DIRECTIONS

Leaving Bangor via Bryansburn Road, continue unto the Crawfordsburn Road, take left at the roundabout unto the Springhill Road, take the first right unto Innisfayle Drive, take the 4th turn on the left unto Innisfayle Park and 44 is along on the left.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>



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