



46 SUNNINGDALE PARK  
BANGOR, BT20 4UU



Offers Around £234,950



**Neill**  
ESTATE AGENTS

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# 46 Sunningdale Park, Bangor, BT20 4UU

- Spacious detached bungalow in the highly desirable Sunningdale Park area
- Excellent kerb appeal with a generous and well-planned layout
- Bright open-plan lounge/dining area with feature fireplace and sliding doors to a large conservatory
- Modern fitted kitchen with integrated appliances and ample storage
- Two well-sized bedrooms, including master with built in wardrobes
- Contemporary shower room with stylish three-piece suite
- Additional features include attached garage, oil-fired central heating, and double glazing throughout
- Prime location close to Bangor City Centre, Bloomfield Shopping Centre, local schools, and main commuter routes

## ENTRANCE PORCH

Glazed sliding upvc door

## ENTRANCE HALL

Glazed upvc door with glazed side screen, double panelled radiator



## OPEN PLAN LIVING / DINING ROOM

27' 8" x 13' 7" (8.420m x 4.137m)

At widest point. Wood flooring, double panelled radiator, feature fireplace with stone surround and tiled hearth, inset gas fire, single panelled radiator, double doors to...



## CONSERVATORY

9' 9" x 8' 6" (2.977m x 2.597m)

Double panelled radiator, glazed upvc door to rear garden

## KITCHEN

Range of high and low level cupboards, roll edge worktops, one and half bowl sink unit with chrome mixer tap, integrated oven and gas hob, integrated extractor fan, double panelled radiator, plumbed for washing machine, glazed upvc door to rear garden



### **BEDROOM (1)**

11' 9" x 8' 10" (3.569m x 2.688m)

Built in sliding robes, double panelled radiator



### **BEDROOM (2)**

12' 1" x 11' 6" (3.671m x 3.508m)

At widest point. Double panelled radiator, built in storage cupboards



### **BATHROOM**

Corner shower enclosure with Mira electric shower, vanity wash hand basin with chrome mixer tap, push. Putting wc, chrome heated towel rail, Hotpress off with hot water cylinder, pvc panelling on walls and ceiling



### **ATTACHED GARAGE**

18' 1" x 9' 10" (5.517m x 3.003m)

Roller garage door, oil boiler, light and power

### **OUTSIDE**

Front: Paved in brick paviours, front in lawn with artificial grass

Rear: Enclosed rear garden, concrete areas raised area in artificial grass, Outside tap, Oil tank



## VIEWING

By appointment through agents

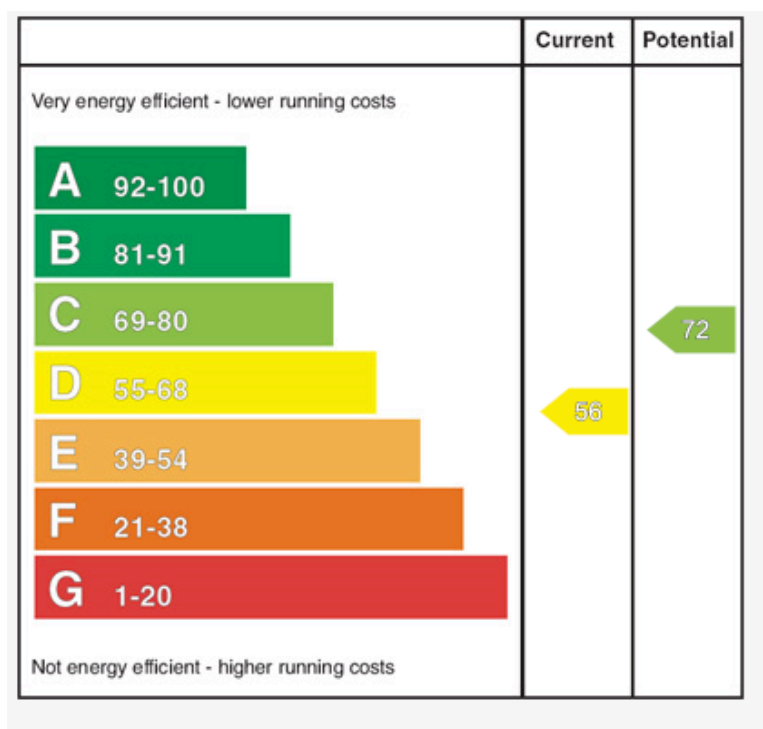
**CAPITAL VALUE RATING ASSESSMENT: £135,000**

## DIRECTIONS

Leaving Bangor via the Gransha Road, turn right unto Sunningdale Park, and the property is along on the left hand side.

## 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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