



OFFERS AROUND

£200,000

7 Innisfayle Park
Bangor
BT19 1DP



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Sales, Lettings and Property Management

Step into effortless living in this recently modernised 3-bedroom bungalow in desirable Bangor West, boasting convenience, comfort, and a detached garage - the perfect downsizers' haven awaits!

Offering a perfect blend of contemporary style and convenience, this property features a third bedroom that serves as a versatile pass-through space, ideal for guests or a home office.

Situated within walking distance of local convenience shops, residents can enjoy easy access to amenities. With the added benefit of a detached garage and oil fired central heating, this home caters to the needs of downsizers seeking a low-maintenance

lifestyle.

From its convenient location to its modern upgrades, this bungalow presents an enticing opportunity for those looking to move in without the hassle of renovation, making it a must-see for anyone seeking comfortable living in a desirable neighbourhood.



PROPERTY FEATURES



- Semi Detached Bungalow In Sought After Bangor West Location
- Spacious Lounge With Feature Electric Fire
- Modern Fitted Kitchen With Built In Appliances
- Three Well Proportioned Bedrooms
- Contemporary Bathroom With Bath And Electric Shower Above
- Detached Garage
- Fully Enclosed Rear Garden With Off Road Parking To Side
- Oil Fired Central Heating And PVC Double Glazed Windows
- Chain Free And Ready To Move Into
- Walking Distance To Local Amenities Including Shops, Cafes And Schools.









THIS PROPERTY COMPRISES

Hallway

12'0" x 5'8"

uPVC front door, wood laminate floor, recessed spotlights.

Bathroom

8'4" x 4'9"

Contemporary suite comprising of bath with chrome mixer taps and electric shower above with telephone handle showerhead and glass screen, vanity unit with chrome mixer tap, low flush WC, feature heated towel radiator, fully tiled walls and floor, extractor fan.

Living Room

19'7" x 11'7"

Feature electric fire with granite hearth, front view aspect.

Kitchen

12'0" x 11'7"

Modern fitted kitchen with excellent range of high and low level units, granite effect work surface and upstand, stainless steel sink unit with drainer and mixer tap, undercounter oven with electric hob and stainless steel extractor above, integrated fridge freezer, integrated dishwasher, wood laminate floor, recessed spotlights, uPVC door to rear garden.

Hotpress

3'2" x 1'9"

Storage

2'9" x 1'9"

Bedroom 1

17'0" x 12'8"

Side and back view aspect.

Bedroom 2

11'7" x 11'5"

Front view aspect.

Bedroom 3

11'6" x 8'10"

Side view aspect. Built in storage cupboards.

Storage

2'8" x 1'9"

Garage

Up and over door, power and electric.

Outside Front

Tarmac driveway, side gate access to rear garden, grass area with border plants and scrubs, outside light.

Outside Rear

Fully enclosed rear garden laid in paving, door access to garage, boiler house, oil tank, water tap and outside light.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Understood To Be Leasehold
Approximately £19 Per Annum

Rates Understood To Be
Approximately £1001 Per
Annum

Directions

Leaving Bangor on the Bryansburn Road, continue onto the Crawfordsburn Road, at roundabout turn left into Rathmore Road and second left into Innisfayle Park.

FLOOR PLANS



7 Innisfayle Park, Bangor



Semi Detached Bungalow

Energy Efficiency Rating

The rating for this property is:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | |
| | EU Directive 2002/91/EC | |

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

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LETTINGS & PROPERTY MANAGEMENT

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