



ASKING PRICE

**£185,000**

24 Bryansford Cliff  
Bangor  
BT20 3NY



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Sales, Lettings and Property Management



# Charming Bangor West Bungalow with Delightful Rear Garden

Introducing a delightful bungalow boasting a fantastic rear garden, nestled in the desirable Bangor West location. This well-presented home features two bedrooms, gas heating, and modern kitchen and bathroom amenities. With its charming presentation and convenient gas heating, this property

offers comfortable living in a sought-after area.

The highlight of this home is undoubtedly its impressive rear garden, providing a tranquil outdoor retreat perfect for relaxation and entertainment.

Located in the desirable Bangor West area, this property presents an excellent opportunity for those seeking suburban living with modern comforts. Don't miss out on the chance to inquire further and discover the potential of making this fantastic bungalow your new home in Bangor West.



# PROPERTY FEATURES



## THIS PROPERTY COMPRISES

### Entrance Hall

19'1" x 8'4"

uPVC front door, wood laminate floor.

### Storage

2'10" x 2'2"

### Living Room

17'5" x 12'4"

Picture window, real effect fire with wooden surround, corncicing.

### Kitchen

10'2" x 8'10"

Contemporary style kitchen with range of high and low level units with 'Marble' effect worktops, stainless steel sink unit mixer tap, ceramic hob with stainless steel extractor fan above, integrated oven and grill, integrated dishwasher, plumbed for washing machine, partly tiled walls, ceramic tiled floor, uPVC door to rear garden.

### Bathroom

5'10" x 5'5"

Modern suite comprising of fully uPVC panelled quadrant style shower cubicle, pedestal wash hand basin with mixer tap, wall mounted mirror, low flush WC, chrome towel radiator, ceramic tiled floor.

### Bedroom 1

12'8" x 9'9"

Rear view aspect, built in storage.

### Storage

2'10" x 2'2"

### Bedroom 2

11'10" x 9'9"

Front view aspect.

### Outside Front

Brick boundary wall, mature lawn and hedging, paved path, tarmac driveway.

### Outside Rear

Paved patio area, mature lawn, hedging and shrubbery, raised timber decked area.

### Directions

At Newtownards Road roundabout, take 1st exit onto West Circular Road (A2), continue onto Springhill Road, then turn right onto Springhill Avenue, turn right onto Bryansford Cliff, property will be on the right hand side.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

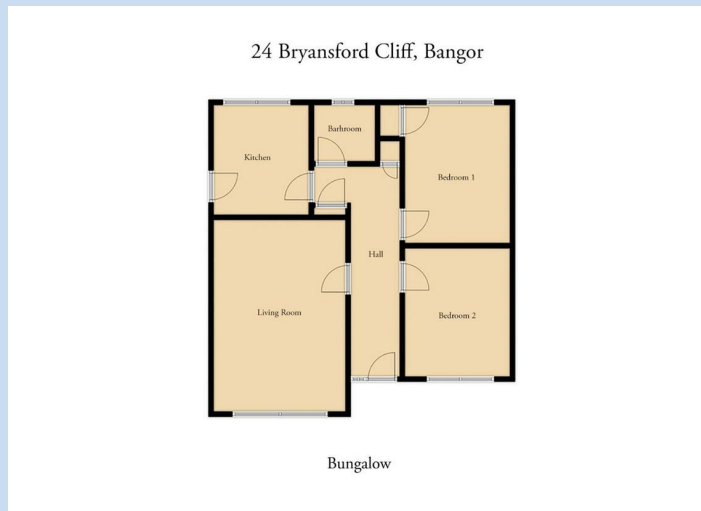
Tenure - Understood To Be Freehold

Rates - Understood To Be Approximately £871.20 Per Annum

- Immaculately Presented Semi-Detached Bungalow
- Bright And Spacious Living Room
- Contemporary Kitchen With Range of Units And Built In Appliances
- Modern White Bathroom With Quadrant Shower Cubicle
- Two Double Bedrooms, Master With Built In Storage
- Gas Heating, uPVC Double Glazed Windows, Doors, Fascia And Eaves
- Excellent Storage, Roof Space With Potential To Be Converted
- Highly Desirable Bangor West End Of Cul-De-Sac Location
- Chain Free Property



## FLOOR PLANS



### 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	69	72
(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?

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### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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