



OFFERS OVER

€250,000



# Spacious four Bedroom Detached Home with Flexible Living, Detached Garage, and Prime Location Near Bangor Centre and Ward Park

This spacious four bedroom detached home offers exceptional flexibility, with one of the reception rooms easily adaptable as a second living area—ideal for an elderly relative or an older child seeking independence.

While the property would benefit from cosmetic updating, it presents an exciting opportunity to create a bespoke family home. The generous lounge provides a comfortable retreat,

while the well-proportioned kitchen boasts ample space for dining, making it perfect for family meals and entertaining. The expansive roof space offers excellent storage or potential for future development (subject to approvals). A detached garage adds valuable practicality, and the driveway provides convenient off-street parking. Ideally situated within walking distance of Bangor's vibrant centre and just a stone's throw from the picturesque Ward Park, this home combines convenience with

tranquility.

With its sought-after location and endless potential, this property is a fantastic opportunity for buyers looking to put their own stamp on a home.



# PROPERTY FEATURES



- Detached Bungalow  
In Prime City Centre  
Location
- Generous Sized  
Living Room With  
Feature Electric Fire
- Modern Kitchen With  
Range Of Integrated  
Appliances
- Four Bedrooms,  
Three With Built In  
Robes
- Bathroom With  
Shower Cubicle And  
Separate WC
- Floored Roofspace  
With Power And Velux  
Window
- Detached Garage  
And Concrete  
Driveway
- Enclosed Rear  
Garden With Patio  
And Lawn Area
- Oil Fired Central  
Heating And uPVC  
Double Glazing
- Chain Free Property

















## THIS PROPERTY COMPRISES

### **Porch**

4'5" x 4'2"

### **Hallway**

19' x 4'8"

### **Storage**

1'10" x 2'7"

### **Living Room**

14'11" x 12'5"

### **Kitchen**

11'4" x 9'10"

### **Bathroom**

5'1" x 5'6"

### **Toilet**

2'7" x 5'6"

### **Middle Hall**

10'10" x 8'10"

### **Storage**

2'7" x 1'10"

### **Bedroom 1**

20'11" x 13'9"

### **Bedroom 2**

13'6" x 12'1"

### **Bedroom 3**

10'10" x 10'11"

### **Bedroom 4**

8'4" x 9'

### **Garage**

8'10" x 19'1"

### **Directions**

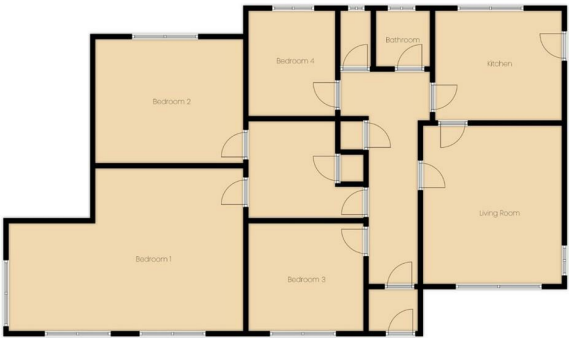
**REQUIRED INFO UNDER  
TRADING STANDARDS  
GUIDANCE**

Tenure - TBC

Ground Rent - TBC.

Rates - Understood to be  
approx £1,690.35 per annum.

FLOOR PLANS



GROUND FLOOR



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'.