



OFFERS OVER

£250,000

3 Bloomfield Road
Bangor
BT20 4UH



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

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

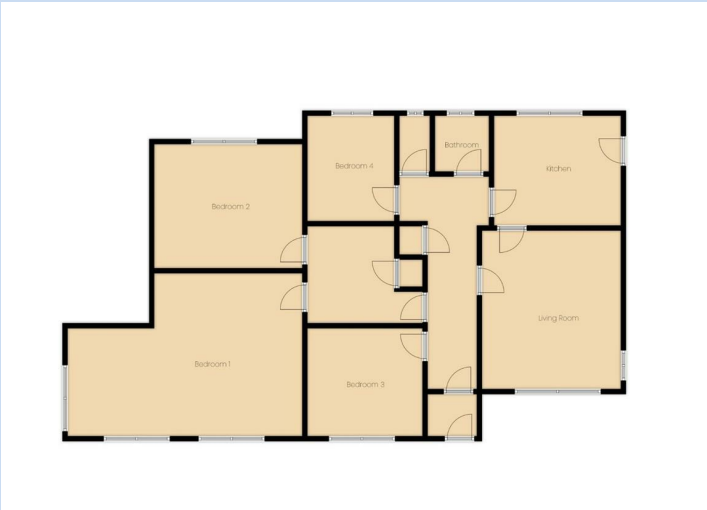
**REQUIRED INFO UNDER
TRADING STANDARDS
GUIDANCE**

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'.



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?

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!



Bangor & Donaghadee: 125 Main Street, Bangor BT20 4AE

Comber & Newtownards: 7a The Square, Comber BT23 5DX

T. 028 9147 9393

T. 028 9140 4100

info@pinkertonsni.com

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