

156 Clandeboye Road , Bangor, BT19 1AB

ATTENTION PROPERTY DEVELOPERS AND INVESTORS

A lovely 3 bed semi detached home in its own right, this property also boasts an enviable side garden, extending all the way to the kerb beyond the existing wooden fence. It previously had planning approval for an additional 4 bed/3reception detached dwelling in addition to the existing home. This approval has now expired but shows the potential within the site either for an additional dwelling or a sizeable extension to the existing home.

The current property is nicely presented and offers 3 bedrooms, one on the second floor with permanent staircase, a family bathroom, a pleasant lounge and a practical, well equipped kitchen with dining area. It benefits from uPVC double glazing and Oil fired central heating.

Being located just off Bangor's ring road, access to Bangor city centre, Newtownards or Belfast is straightforward and convenient whilst Springhill shopping complex is also within easy reach.

Offers Around £149,950

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- Semi detached home with large garden
- Lounge
- uPVC double glazing
- Includes grass verge beyond side fence
- Potential building site
- Kitchen with casual dining area
- Oil fired central heating
- 3 bedrooms
- Family bathroom
- Garden & driveway

Entrance

Entrance hall

Lounge

14'1x11'8 (4.29mx3.56m)

Kitchen/diner

13'11x10'2 (4.24mx3.10m)

Landing

Bathroom

6'6x5'5 (1.98mx1.65m)

Bedroom 2

14'2x8'5 (4.32mx2.57m)

Bedroom 3

10'2x8'5 (3.10mx2.57m)

Second floor

Bedroom 1

12'3x11 (3.73mx3.35m)

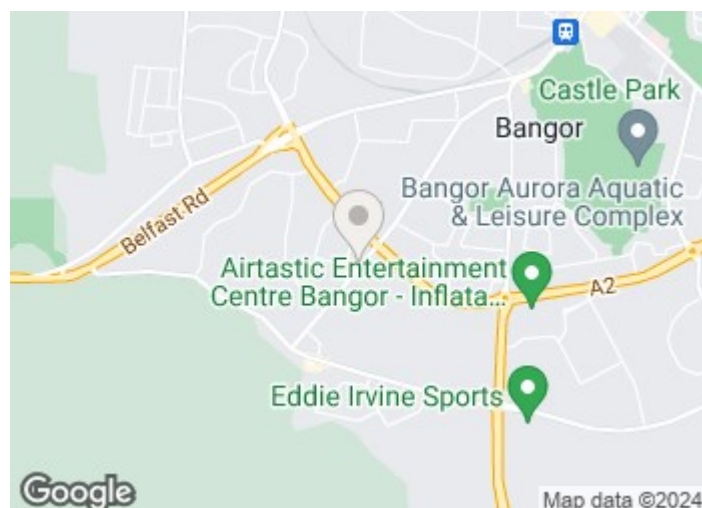
Ensuite WC

4'10x2'8 (1.47mx0.81m)

Outside

Tenure

Property misdescriptions

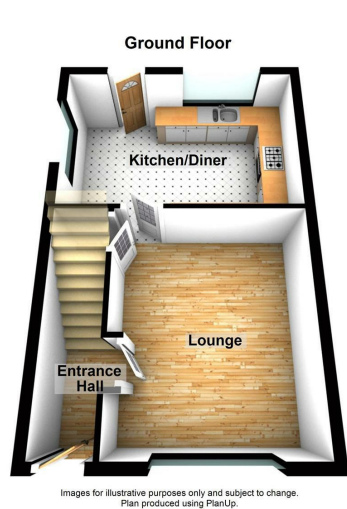


Directions

Travelling along the ring road towards Springhill turn left into Clandeboye Road to where number 156 is located on the right.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		(92 plus) A		
(81-91) B		(81-91) B		
(69-80) C		(69-80) C		
(55-68) D		(55-68) D		
(39-54) E		(39-54) E		
(21-38) F		(21-38) F		
(1-20) G		(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		Northern Ireland		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		