



1C BIRCH DRIVE

Bangor, BT19 1RY

Offers around **£160,000**



SEMI DETACHED | 3  | 1  | 2 

Conveniently located off the Rathgael Road, this three-bedroom home is sure to create instant interest. This modern semi-detached property has been beautifully presented and maintained throughout with a spacious lounge with attractive fireplace leading to dining room where patio doors lead to the rear garden.

KEY FEATURES

- Attractive Well-Maintained Semi-Detached Home
- Tasteful Internal Decor Throughout
- Spacious Lounge with Attractive Fireplace Leading through to...
- Dining Room with Patio Doors to Rear Garden
- Fully Fitted Kitchen
- Three Well Proportioned First Floor Bedrooms
- Bathroom with Modern White Suite
- uPVC Double Glazing
- Gas Fired Central Heating
- Driveway with Ample Parking
- Mature Front and Rear Gardens
- Popular, Sought After and Convenient Location with Direct Access to the Main Arterial Routes for City Commuting
- Within the Catchment Area to a Range of Local Schools



ROOM DETAILS

Ground Floor

- Entrance
- Reception Hall
- Kitchen
11'5" x 8'1"
- Lounge
17'3" x 13'0"
- Dining Room
11'5" x 11'0"

First Floor

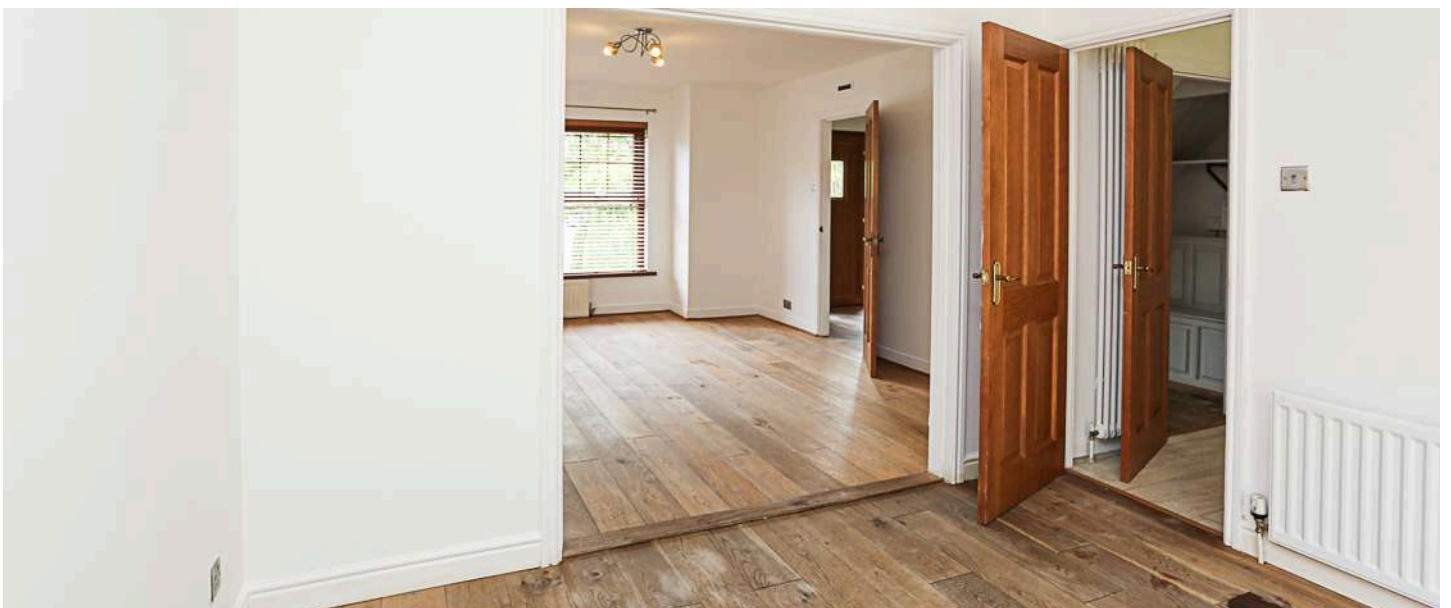
- Landing
- Bedroom One
12'1" x 11'0"
- Bedroom Two
11'9" x 11'0"
- Bedroom Three
8'5" x 8'1"
- Bathroom
- Roofspace

Outside

- Tarmac driveway with ample parking
- Mature rear gardens laid in lawns, paved patio areas, mature shrubs and planting,
- Front garden laid in lawns with mature shrubs, mature tree, outdoor light, water tap.



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling from Belfast, along the main dual carriageway, turn right onto Rathgael Road. Continue down Rathgael Road towards the petrol station and turn left onto Birch Drive. 1C is on the left hand side.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ 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		
	69	70

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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