



15 FAULKNER GROVE

Bangor, BT20 3FN

Offers around **£189,950**



SEMI-DETACHED | 3  | 2  | 1 

Rarely do semi-detached properties come to the market within this sought after that have been so well appointed and maintained by the current owners. Of particular note is the outdoor space with generous parking to the front and a beautifully designed rear garden with Japanese Zen Garden.

KEY FEATURES

- Kitchen Opening to Dining Area and Patio Doors to Rear Garden
- Fully fitted modern kitchen with range of integrated appliances, galaxy granite work surfaces and peninsula unit
- Spacious Lounge with Outlook to Front
- Separate Utility Space
- Downstairs WC
- Three Well Proportioned Bedrooms, Principal with En Suite Shower Room
- Family Bathroom with Vanity Cabinet Design
- Backlit Mirrors in both Bathrooms
- Floored Roofspace
- Gas Fired Central Heating
- Driveway with Ample Side by Side Parking
- RING Doorbell Pro attached
- Fully Enclosed Rear Gardens with Southerly Aspect, Decked Area, Japanese Zen Garden and Space for Large Garden Shed



• Ultrafast Broadband Available

HOLYWOOD BRANCH 028 9042 8888

property@johnminnis.co.uk

ROOM DETAILS

Ground Floor

- Entrance
- Reception Hall
- Lounge
15'11" x 11'11"
- Open Plan Kitchen/Dining
16'0" x 13'1"
- Utility Room
- Downstairs WC

First Floor

- Landing
- Primary Bedroom
15'11" x 11'11"
- Ensuite Shower Room
- Bedroom Two
13'1" x 8'0"
- Bedroom Three
11'8" x 8'0"
- Family Bathroom
- Roofspace

Outside

- Fully enclosed and private rear garden,
- Japanese zen garden laid in stones with mature planting, space for outside shed, outside hot and cold water taps and outside light
- ample driveway parking for several cars, garden partially laid in lawns, mature flowerbed.
- External power sockets to front and rear of house



To View Floor Plans
scan QR code below



DIRECTIONS

Turn left off West Circular Road onto Clandeboye Road travelling out of Bangor and take the first left hand turn onto Faulkner Road and Faulkner Grove is located on your 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 | | |
|---|---------|-----------|
| Very energy efficient – lower running costs | | |
| | CURRENT | POTENTIAL |
| 92+ A | | |
| 81-91 B | 83 | 83 |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| NOT energy efficient – higher running costs | | |

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



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

