



# 11 BELMONT DRIVE

Bangor, BT19 1NH

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*Offers around* **£179,950**



SEMI DETACHED | 3  | 1  | 2 

Located within this popular area of Bangor West, 11 Belmont Drive is an exceptionally well maintained semi-detached home suitable to a range of purchasers from first time buyers to downsizers and young families alike.

## KEY FEATURES

- Lounge Picture Window to Front and Double Doors Leading to...
- Dining Room through to Kitchen with Fully Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms
- Family Bathroom with Modern White Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- uPVC Soffits and Fascia Boards
- Driveway with Ample Parking
- Detached Garage
- Enclosed and Private Rear Garden with Excellent Degree of Privacy
- Quiet Residential Location
- Within Walking Distance to Local Shops and to Primary Schools, Including Rathmore and Grange Primary
- Ultrafast Broadband Available



## ROOM DETAILS

### *Ground Floor*

- Entrance
- Reception Hall
- Lounge  
14'11" x 13'5"
- Kitchen/Dining  
20'11" x 9'8"

### *First Floor*

- Landing
- Bedroom One  
14'11" x 9'9"
- Bedroom Two  
10'5" x 10'4"
- Bedroom Three  
10'4" x 7'5"
- Bathroom

### *Outside*

- Detached Garage
- Front garden laid in lawns with ample driveway parking and mature planting and flowerbed, uPVC soffits and fascias. Enclosed rear garden laid in paving with partial area laid in artificial lawn, oil tank.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling along the Old Belfast Road from Belfast, turn left onto the Rathmore Road and second right onto Killeen Drive. Belmont Drive is second on the left.*



## 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+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	65	74
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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