



# 78 CLANDEBOYE ROAD

Bangor, BT20 3JU

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*Offers around* **£145,000**

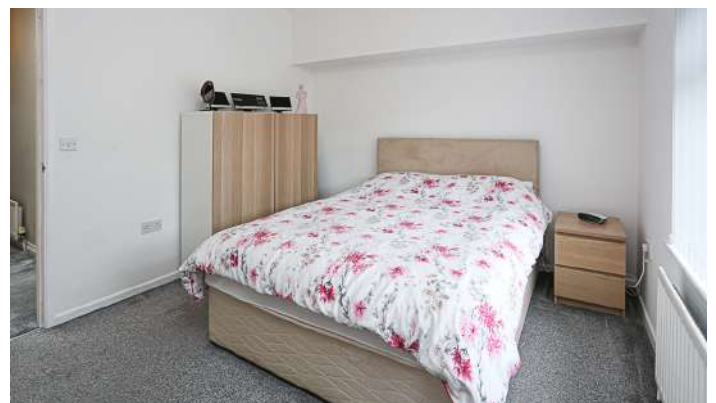


SEMI-DETACHED | 3  | 1  | 1 

Located a stone's throw from Bangor's Bustling City Centre this three bed semi-detached property provides excellent accommodation within this area of increasing popularity creating a wonderful home for a range of purchasers, from first time buyers to downsizers alike.

## KEY FEATURES

- Beautifully Presented and Well-Maintained Semi-Detached Home
- Located Within Much Sought-After Area
- Lounge with Outlook to Front
- Modern Fitted Kitchen/Dining Room with Access Door to Rear Garden
- Three Well Proportioned Bedrooms
- Modern family Bathroom with White Suite
- Roofspace
- Good Sized Lawned Garden to Rear with Enclosed Area
- uPVC Double Glazing
- PVC Fascia and Guttering
- Gas Fired Central Heating
- Within Walking Distance to Bangor City Centre and Marina
- Easy Access to Bus and Rail Networks for Commuting to Belfast



## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Lounge  
12'6" x 12'2"
- Open Plan L-Shaped  
Kitchen/Living/Dining  
21'2" x 15'5"

### *First Floor*

- Landing
- Bedroom One  
15'5" x 10'3"
- Bedroom Two  
13'4" x 8'4"
- Bedroom Three  
10'2" x 7'1"
- Bathroom

### *Outside*

- Raised area with steps leading down to garden with patio area and laid in lawns with space for garden shed.



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from Bangor on the Clandeboye Road number 78 is located on your right 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+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	74	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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