



22 COLLEGE GREEN

Bangor, BT20 5FA

Offers Around **£424,950**



DETACHED | 4  | 1  | 2 

Occupying a fantastic site within this popular modern small development here is an ideal opportunity to purchase an exceptional detached family home with an open aspect to the front.

KEY FEATURES

- Outstanding Attractive Detached Family Home In Small Popular Modern Development
- Fantastic Site With Open Aspect To The Front
- Convenient Ballyholme Location
- Finished To An Excellent Standard Throughout Leaving Little Left To Do But Move In And Enjoy
- Versatile And Flexible Accommodation
- Living Room With Cast Iron Multi Fuel Burning Stove
- Large Open Plan Kitchen With Island Unit And Casual Dining/Family Area
- Separate Utility Room
- Four Well Proportioned Bedrooms Including Main Bedroom With En Suite Shower Room
- Bathroom With Three Piece White Suite
- Additional Downstairs WC
- Phoenix Gas Heating



ROOM DETAILS

Ground Floor

- Reception Porch:
- Reception Hall:
- Living Room
13' 7" x 12' 0"
- Downstairs WC
- Superb Modern Fitted Kitchen Open Plan To Casual Dining/Family Area
18' 4" x 18' 2"
- Utility Room
6' 8" x 4' 5"

First Floor

- Landing
- Bedroom One
11' 5" X 9' 8"
- Bedroom Two
14' 7" X 10' 3"
- Bedroom Three
13' 4" X 9' 5"
- Bedroom Four
9' 7" X 8' 9"
- Bathroom

Outside

- Garden to Rear
- Patio Area
- Attached Garage
15' 5" X 10' 10"



To View Floor Plans
scan QR code below



DIRECTIONS

Heading up High Street at the top veer left onto Ballyholme Road. Take the first on your left into College Avenue and left again into College Green.



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		
69-80 C		
55-68 D	77	78
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

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