



29 HANOVER HILL

Bangor, BT19 7NR

Offers around **£299,950**



DETACHED | 4  | 2  | 2 

Tucked away at the end of a cul-de-sac within this popular residential area here is an ideal opportunity to purchase a modern attractive detached family home which is well presented throughout leaving little left to do but move in and enjoy.

KEY FEATURES

- Living Room with Cast Iron Wood Burning Stove
- Good Size Kitchen with Range of Integrated Appliances, Open Plan to Casual Dining/Family Area
- Casual Dining Family Area has French Doors to the Rear Garden
- Separate Utility Room
- Four Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- Bathroom with Three Piece Suite
- Additional Downstairs WC
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Rear Garden is a Great Place for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Additional Communal Green Area for Residents and Their Guests' Use
- In Close Proximity to Many Amenities and with Easy Access into Bangor's Centre



ROOM DETAILS

Ground Floor

- Entrance Hall
- Downstairs WC
- Living Room
13'5" x 12'3"
- Kitchen with Casual Dining/ Family Area
20'0" x 10'8"
- Utility Room
- Stairs to First Floor

First Floor

- Landing
- Bedroom One
11'9" x 10'9"
- Ensuite Shower Room
- Bedroom Two
13'5" x 9'9"
- Bedroom Three
10'8" x 7'10"
- Bedroom Four
9'11" x 8'2"
- Bathroom

Outside

- Front garden in lawns, tarmac driveway with parking leading to garage.
- Garage
22'2" x 11'2"
- Fully enclosed rear garden in lawns with paved patio barbecue area, timber decked terrace, outside tap, southerly aspect making it a great place for children at play, outdoor entertaining or enjoying the sun.



To View Floor Plans
scan QR code below



DIRECTIONS

Heading out of Bangor, along Gransha Road, turn left onto Old Gransha Road. Take the fourth on your left into Hanover Road. Turn left into Hanover Chase. Travel to the end of Hanover Chase and turn right into Hanover Hill.



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	81	81
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

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



OUR BRANCHES

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