



**JOHNMINNIS**

ESTATE AGENTS &  
LETTING SPECIALISTS

**11 WOODGATE | Bangor**  
**OFFERS AROUND £159,950**





**Offers Over £159,950**  
Semi Detached  
4 Bedrooms  
2 Receptions



## Property Features

- Bright Semi-detached House Located in Small Popular Development
- Excellent Convenience to Many Amenities Which Include Shops, Retail Outlets, Schools and Arterial Routes for the City Bound Commuter
- Well Presented Throughout
- Versatile and Flexible Accommodation Evenly Distributed Over Three Floors
- Living Room with Decorative Fireplace
- Modern Fitted Kitchen Open Plan to Dining/Family Area
- Four Well Proportioned Bedrooms
- Master with En Suite Shower Room
- Large Bathroom with Three Piece White Suite
- Additional Downstairs WC
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Driveway to Front in Loose Stones with Parking for Two Cars
- Fully Enclosed Rear Garden in Lawns
- Coming to the Market at a Realistic Price
- Wide Ranging Appeal to a Host of Potential Purchasers
- Early Viewing Essential

# Accommodation

## Ground Floor

Reception Hall  
 Living Room  
 15'8" x 12'4"  
 Kitchen Open Plan to  
 Family / Casual Dining  
 Area  
 15'7" x 14'11"  
 Downstairs WC

## First Floor

Bedroom Two  
 14'11" x 11'0"  
 Bedroom Three  
 12'3" x 8'9"  
 Bathroom

## Second Floor

Master Bedroom  
 12'0" x 10'0"  
En Suite Shower Room  
 Bedroom Four  
 11'10" x 6'8"

## Outside

Driveway Parking  
 Enclosed Rear Garden

For more information  
 and photographs  
 regarding the  
 accommodation in this  
 property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



"Coming to the market at a realistic price and with all this fine home has to offer we expect demand to be high and to appeal to a wide range of potential purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety."





# Directions

Woodgate is situated off the Rathgael Road



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 - 100) A			
(81 - 91) B		81	83
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
<i>Not energy efficient - higher running costs</i>			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



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THE SUNDAY TIMES  
THE IRISH TIMES

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