



Cairnsville Park,  
**Price on Application**



**Reeds Rains**

• *Since 1868* •

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



# Cairnsville Park, Bangor, County Down

## Price on Application

Located in a quiet residential cul de sac , this attractive semi-detached chalet offers much more than first meets the eye! The property has been well cared for by its present owners and offers a modern fitted kitchen with a dining area, luxury family bathroom , cloakroom with WC as well as 3 bedrooms and a spacious lounge to complete the internal specification. Externally the property offers a detached garage and private enclosed garden to the rear, south-facing, and ideal for BBQs or family entertaining. Benefiting from gas-fired heating the property is fully double glazed and maintenance should be at a minimum with PVC Fascia, soffits, and guttering. With Kilmaine Primary school within easy walking distance, this property will appeal to both the first time buyer and first time mover. Early viewing is highly recommended.

### ENTRANCE HALL

Composite double glazed front door, solid wood flooring.

### CLOAKROOM/WC

White suite comprising: Dual flush WC, wash hand basin, ceramic tiled floor.

### LOUNGE

4.32m x 4.06m (14'2" x 13'4")

Solid wood flooring, wall mounted electric fire.

### KITCHEN / DINING ROOM

6.35m x 3.15m (20'10" x 10'4")

Single drainer stainless steel sink unit with mixer taps, an excellent range of high and low-level units with laminated work surfaces, and concealed lighting, built-in double oven, and 4 ring ceramic hob, stainless steel chimney extractor fan, plumbed for washing machine, part tiled walls, ceramic tiled floor. Open plan to dining area, upvc double glazed door to rear garden.



For full EPC please contact the branch

### FIRST FLOOR LANDING

Laminate wooden floor recessed spotlights, airing cupboard.

### BEDROOM ONE

4.29m x 2.95m (14'1" x 9'8")

Laminate wooden floor, double built-in robe.

### BEDROOM TWO

3.15m x 2.57m (10'4" x 8'5")

Laminate wooden floor.

### BEDROOM THREE

3.15m x 2.06m (10'4" x 6'9")

Laminate wooden floor.

### BATHROOM

Luxury white suite comprising: Tiled bath with mixer taps and thermostatically controlled shower unit and rain shower, semi pedestal wash hand basin, dual flush WC, ceramic tiled floor, part tiled walls, recessed spotlights.

### OUTSIDE

Tarmac driveway to car parking space and access to

### DETACHED GARAGE

4.90m x 2.79m (16'1" x 9'2")

Up and over door, power, and light.

### GARDENS

Front garden in lawns and shrubs. Enclosed rear garden in lawns, trees, and shrubs. Outside tap and light. PVC Fascia, soffits, and guttering.

### EPC

