



10 Belgravia Gardens | Bangor | BT19 6XE

02891 180081 | viewings by appointment 7 days a week

365
estateagents.co.uk

10 Belgravia Gardens

- * Fantastic detached family home in a much sought after Bangor location
- * Well-presented throughout and ready to move into
- * Adaptable and flexible accommodation to suit growing or established families
- * Four/five well-proportioned bedrooms
- * Spacious living room with additional dining/family room or fifth bedroom
- * Modern kitchen with range of high and low level units and breakfast bar
- * Ground floor shower room and first floor bathroom
- * Gas fired central heating and double glazed windows
- * Large garage with useful utility area and additional outbuildings
- * Pavior driveway with parking for 4+ cars/caravan/boat
- * Front garden laid in lawn with mature shrubs
- * Fully enclosed and private south facing rear garden with feature decking and patio areas
- * Conveniently located close to primary and secondary schools

Offers Around: £259,950



A family home to be proud of!

This really is a fantastic home situated in a popular and much sought after area. Large and growing families will be spoilt for choice with the generous and flexible accommodation on offer, especially the choice of two good-sized reception rooms and four bedrooms making it ideal for modern family life. The spacious interior benefits from an excellent kitchen with breakfast bar, ideal for casual dining and a contemporary ground floor shower room and luxury first floor bathroom. The large south facing rear garden is private and fully enclosed and many an hour will be spent relaxing and enjoying this great space. This is a fantastic opportunity to purchase a forever home in a very popular and settled area.

Downstairs comprises of a bright and welcoming entrance hall with built-in cloak space, a bright and spacious living room with fabulous floor to ceiling windows, a kitchen with range of high and low level units and breakfast bar, the ideal spot to enjoy brunch or coffee with friends, two bedrooms, a shower room and a dining/family room that could also be utilised as bedroom five. Upstairs boasts two further bedrooms and a luxury bathroom.

Externally to the front the property there is an extensive pavior driveway with parking for 4+ cars, a matching detached garage with utility space and a garden laid in lawn with mature shrubs and plants. There is also a fully enclosed south facing rear garden laid in decorative pebbles with a feature decking area, mature shrubs and trees and a paved patio area, perfect for relaxing with a glass of wine at the end of the day while watching the children playing. There are also two large outbuildings.

Belgravia Gardens is located in the highly regarded Ballycrochan area of Bangor and is ideally located close to leading primary and secondary schools. There is easy access to the popular Bloomfield Shopping Centre and there is a local bus route close by. With quick access to the ring roads for commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	69	73
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE HALL: Solid hardwood flooring. Storage cupboard. Large under stair cloakroom.

LIVING ROOM: (6.55m x 4.13m at widest point) Feature ceiling to floor windows. Solid hardwood flooring.

DINING/FAMILY ROOM/BEDROOM (5): (3.39m x 3.16m)

KITCHEN: (3.89m x 3.22m) Excellent range of high and low level units, marble effect laminate work surfaces, single bowl stainless steel sink unit, 4 ring gas hob with concealed extractor fan over, built-in double oven, integrated dishwasher, housing for American style fridge/freezer, breakfast bar area. Part tiled walls. Solid hardwood flooring. Recessed lighting. Door to rear.

BEDROOM (3): (3.11m x 2.66m)

BEDROOM (4): (5.94m x 3.69m)

SHOWER ROOM: (2.44m x 1.65m) Contemporary three piece suite comprising large corner shower enclosure with plumbed shower unit, low flush WC and large vanity unit with wash hand basin. Tilled walls, tiled floors. Chrome heated towel rail. Recessed lighting and extractor fan.

FIRST FLOOR

LANDING: Built-in wardrobe with sliding doors. Access to roofspace.

BEDROOM (1): (4.25m x 3.95m) Range of built-in wardrobes. Recessed lighting.

BEDROOM (2): (4.29m x 3.41) Recessed lighting.

BATHROOM: Contemporary four piece white suite comprising feature freestanding Jacuzzi bath, vanity unit with wash hand basin, low flush WC and corner shower enclosure with plumbed shower unit. Fully tiled walls, tiled floor.

OUTSIDE

DETACHED GARAGE: (8.74m x 3.80m) Up and over door. Light and power. Utility area with sink unit. Plumbed for washing machine. Vented for tumble dryer.

OUTBUILDING: (5.28m x 4.58m) UPVC doors and double glazed windows. Power supply.

Pavior brick driveway with parking for 4+ cars. Front garden laid in lawn with matures shrubs and plants. Fully enclosed south facing rear garden with a feature patio area, decorative pebbled area, various flowerbeds, feature decking area and ornamental pond. Outside light, outside tap, shed. Additional outbuilding.



2 Innotec Drive, Bangor, County Down, BT19 7PD

T: 02891 180081 | 365estateagents.co.uk | info@365estateagents.co.uk

