



11 Dunkeld Crescent | Bangor | BT19 6RG

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# 11 Dunkeld Crescent

- \* Superb detached property in a highly desirable area of Bangor
- \* Adaptable and flexible accommodation to suit growing or established families
- \* Four well-proportioned bedrooms, master with brand new en-suite shower room
- \* Spacious living room with feature fireplace
- \* Separate dining room
- \* Modern kitchen with range of units and breakfast bar, ideal for informal dining open plan to family room
- \* Separate utility room and ground floor guest WC
- \* Luxury family bathroom with four piece white suite including feature freestanding bath
- \* Integral garage
- \* Oil fired central heating and double glazed throughout
- \* Front garden laid in lawn and pavior driveway with parking for 3 cars
- \* Fully enclosed south facing rear garden laid in lawn with feature pavior patio area
- \* Conveniently located close to primary and secondary schools

**Offers Around: £265,000**





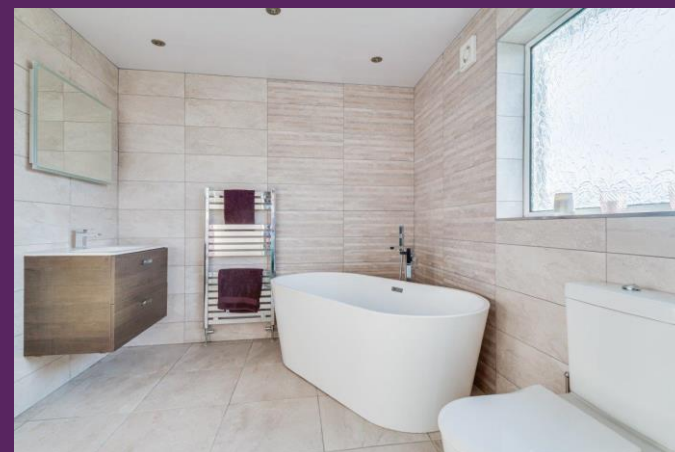
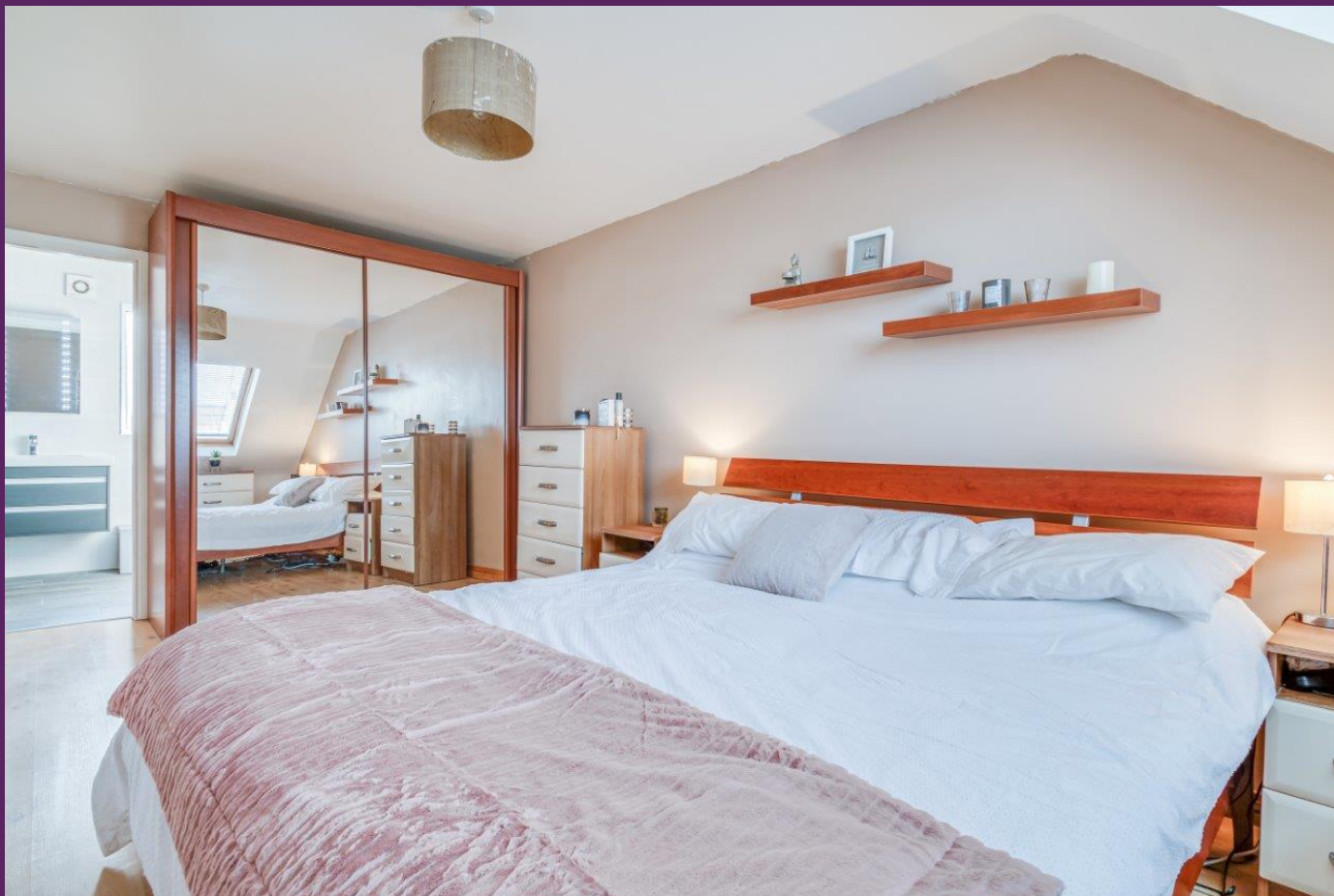
A family home to be proud of!

This is a fantastic detached home in a popular residential area, offering spacious accommodation to meet the demands of modern day family living. Large and growing families will be spoilt with the generous space available inside this property, especially the choice of four good sized bedrooms together with the three reception rooms, and with the lovely outside space flowing beautifully from the kitchen/family room area, it's sure to be a hit when entertaining family and friends. This property is set on a particularly bright site which will be sure to delight and its close proximity to schools and local conveniences will undoubtedly add to the attraction.

Downstairs comprises of a welcoming entrance hall, a lovely living room with feature fireplace, a separate dining room, a fantastic kitchen with feature island unit, ideal for informal dining, which is open plan to the family room with French doors to the rear garden. The ground floor is further enhanced by a guest WC and separate utility room. Upstairs comprises of four bedrooms, the master benefitting from a range of built-in wardrobes and a recently fitted luxury ensuite shower room, and there is a recently fitted luxury family bathroom with four piece white suite including a beautiful freestanding bath. The accommodation is completed by a large integral garage.

Externally the property benefits from a front garden laid in lawn with a spacious pavior driveway providing parking for 3 cars. To the rear is a fully enclosed south facing rear garden laid in lawn with plenty of space for the children to play and there is a lovely feature pavior patio area where many a BBQ will be enjoyed!

Dunkeld Crescent is a highly regarded area of Bangor and is ideally located close to leading primary and secondary schools. There is easy access to Bloomfield Shopping Centre and there is also a small shopping village within walking distance. Situated close to a bus route and with easy access to the ring roads for commuting to Belfast, this really is a fabulous opportunity for the lucky purchaser!



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



## THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE HALL: Tiled floor.

LIVING ROOM: (5.13m x 3.32m) Feature fireplace with gas fire. Laminate wooden flooring.

DINING ROOM: (5.10m x 3.05m) Laminate wooden flooring.

KITCHEN: (4.24m x 3.65m) Range of high and low level wooden units with granite work surfaces, 1 ½ bowl Franke stainless steel sink unit, Franke instant boiling water tap, built-in Smeg double oven, 5 ring Smeg gas hob with stainless steel extractor fan over, integrated dishwasher, housing of American fridge/freezer, built-in wine rack, feature large island with integrated wine cooler. Tiled flooring. Recessed lighting and feature pendant lighting. Open plan to...

FAMILY ROOM: (4.10m x 3.65m) Tiled flooring. Feature tiled wall. French doors to garden.

UTILITY ROOM: (3.02m x 2.45m) High and low level units with single bowl stainless steel sink unit and drainer. Plumbed for washing machine and vented for tumble dryer. Door to rear. Door to garage.

GUEST WC: Two piece white suite comprising demi pedestal wash hand basin and low flush WC. Recessed lighting. Tiled floor.

### FIRST FLOOR

MASTER BEDROOM: (5.74m x 3.07m) Laminate wooden flooring.

EN-SUITE SHOWER ROOM: Contemporary three piece white suite comprising vanity unit with wash hand basin, low flush WC and double shower enclosure. Stainless steel heated towel rail. Recessed lighting. Extractor fan. Tiled walls and tiled flooring.

BEDROOM (2): (4.00m x 3.87m) Laminate wooden flooring.

BEDROOM (3): (3.96m x 3.71m) Laminate wooden flooring.

BEDROOM (4): (3.65m x 3.37m) Laminate wooden flooring.

LUXURY BATHROOM: (3.13m x 2.61m) Contemporary four piece white suite comprising feature freestanding bath, floating vanity unit with wash hand basin, low flush WC and double shower enclosure with a rainhead shower. Recessed lighting. 2 stainless steel heated towel rails. Fully tiled walls, tiled flooring.

### OUTSIDE

INTEGRAL GARAGE: Up and over door. Access to utility room.

Front garden laid in lawn. Pavior driveway with parking for 3 cars.

Fully enclosed south facing rear garden laid in lawn with feature pavior patio area. Outside light. Water tap.



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