

simon**BRIEN**
RESIDENTIAL

350 Belfast Road,
Bangor, BT19 1UL



Asking Price £550,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Fantastic family home set in plot measuring 8.7 acres
- Renovated throughout
- Spacious family accommodation
- Large entrance hallway
- Living room with gas fire and double doors
- Open plan kitchen with dining area open to sun room
- Sitting room
- Four good sized bedrooms
- Master bedroom with ensuite
- Family bathroom on first floor
- Downstairs WC
- Utility room
- Range of outbuildings which could be converted to stables if required
- Detached garage
- Oil fired central heating
- Double glazed windows
- Convenient location between Bangor and Holywood

SUMMARY

This detached family home offers spacious accommodation over two floors and is situated in a plot measuring 8.7 acres. The property has been renovated internally and leaves nothing to do but move in.

The accommodation comprises of a large entrance hall, living room with gas fire, open plan kitchen and dining with steps down to a sun room, sitting room, utility room and WC on the ground floor. On the first floor are four good sized bedrooms, the master bedroom with an ensuite, and a family bathroom.

Externally the property has outbuildings which can be converted to stables if required. There is also a detached garage with remote roller shutter door. The grounds surrounded the property are bordered by a mature hedge boundary. The property benefits from oil fired central heating and double glazed windows.

Situated conveniently between Bangor and Holywood it allows ease of access to Belfast City Centre only being 15 minutes away and George Belfast City Airport a 10 minute drive. It is rare for properties like this with a small holding to come to market in North Down. Internal inspection is highly recommended to appreciate what this property has to offer.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

25' 3" x 14' 8" (7.7m x 4.47m)

Ceramic tiled floor, feature vaulted ceiling, velux window.

CLOAKS/WC:

8' 6" x 3' 0" (2.59m x 0.91m)

Vanity sink unit with mixer taps, tiled splashback, low flush WC, ceramic tiled floor, recessed lighting.



DRAWING ROOM:

19' 10" x 13' 1" (6.05m x 3.99m)

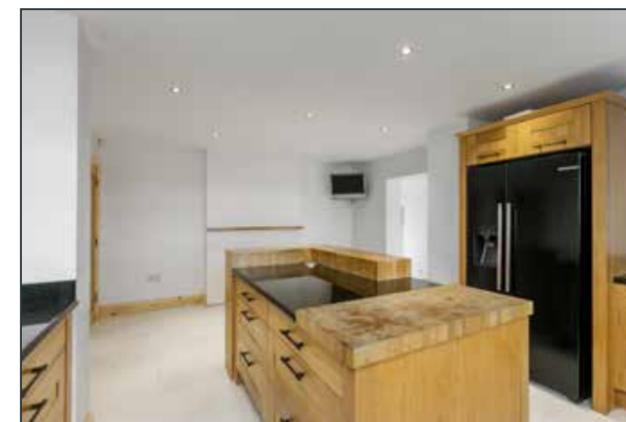
Gas fire with ornate marble surround, cast iron inset and slate tiled hearth, glazed double doors opening onto rear patio and rear driveway.



KITCHEN WITH DINING AREA:

19' 7" x 13' 10" (5.97m x 4.22m)

Excellent range of solid Oak shaker style high and low level units, Smeg Induction range cooker with Smeg stainless steel extractor hood, integrated lighting, granite worktops and lamp stands, recess for American style fridge freezer, island unit with Butcher Block worktop, additional built in storage, solid oak breakfast bar, seating for 2-3 people, ceramic tiled floor, recessed lighting, built in solid oak floating shelves, 1.5 drainer Franke stainless steel sink unit with Quooker boiling tap, fireplace with wood burning stove and solid oak mantle, recessed lighting, archway open to:





LIVING AREA:
15' 6" x 9' 8" (4.72m x 2.95m)

Engineered wooden flooring, glazed double doors out to rear patio.



FIRST FLOOR

LANDING:

Access to roofspace. Hotpress with lagged copper cylinder, Willis type immersion heater, slatted shelving.



REAR PORCH:
5' 11" x 4' 8" (1.8m x 1.42m)

Glazed composite rear door, ceramic tiled floor.

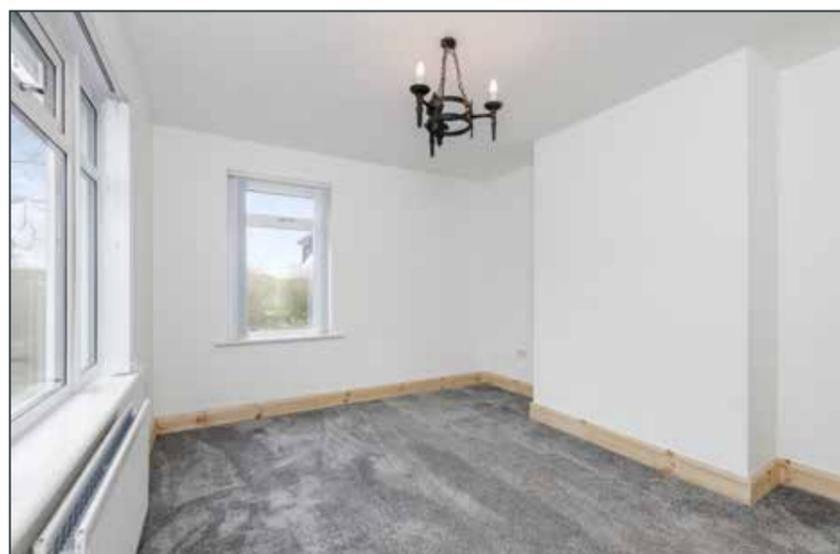
UTILITY ROOM:
5' 5" x 5' 2" (1.65m x 1.57m)

Range of built in units, granite worktops, Franke single drainer stainless steel sink unit, plumbed for washing machine, ceramic tiled floor.



BEDROOM (1):
19' 9" x 13' 2" (6.02m x 4.01m) At widest points.

Stunning countryside views over surrounding fields and gardens. Range of built in mirrored robes with drawer packs, hanging rails and shelving. Further walk in wardrobe.



BEDROOM (5)/LIVING ROOM:
13' 2" x 10' 6" (4.01m x 3.2m)



ENSUITE SHOWER ROOM:
7' 0" x 7' 0" (2.13m x 2.13m) At widest points.

Fully tiled walk in shower cubicle with Mira Event electric shower unit, low flush WC, vanity sink unit with mixer taps, built in storage, fully tiled walls, heated towel rail, recessed lighting.



BEDROOM (2):
13' 2" x 10' 6" (4.01m x 3.2m)



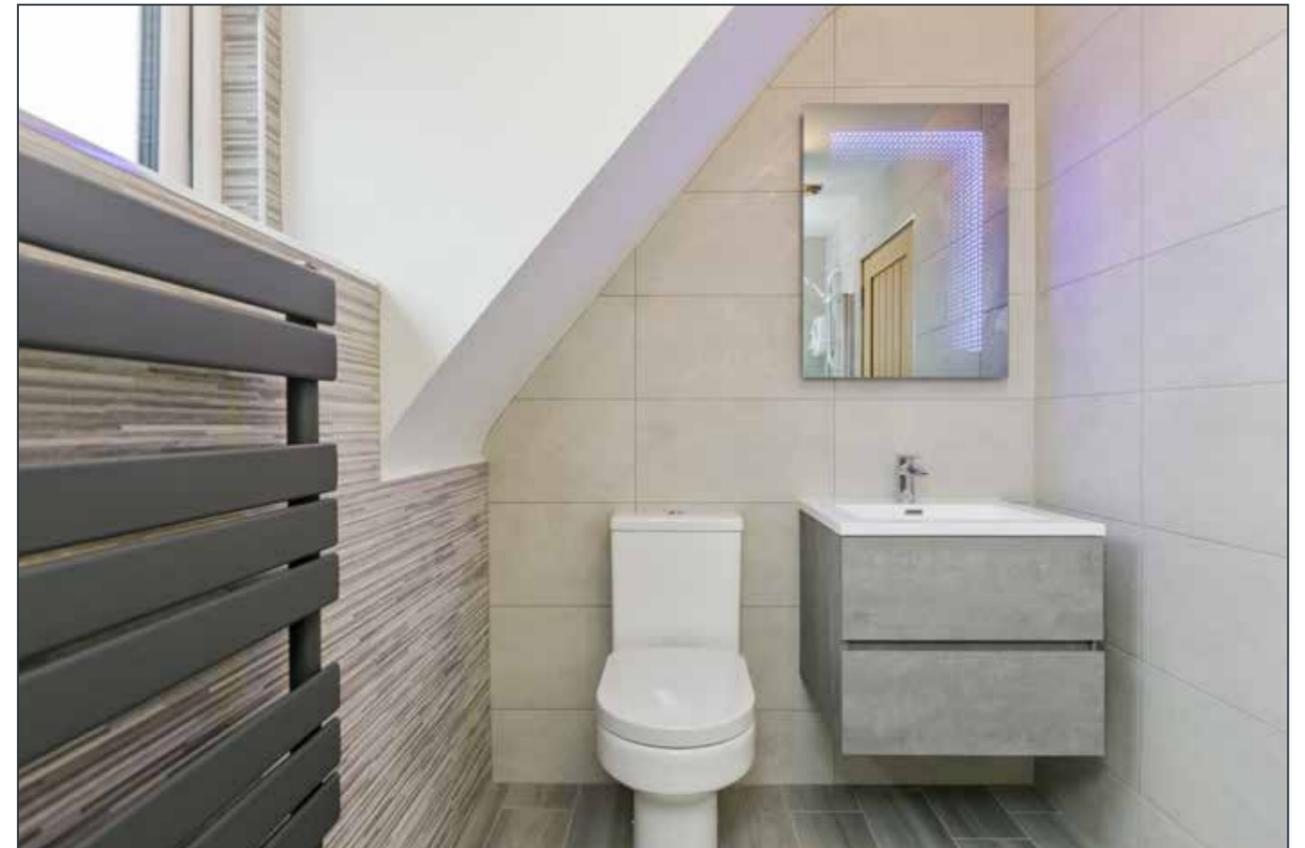
BEDROOM (3):
13' 1" x 10' 11" (3.99m x 3.33m)



BEDROOM (4):
11' 6" x 8' 7" (3.51m x 2.62m)

BATHROOM:
8' 7" x 5' 5" (2.62m x 1.65m)

Contemporary white suite comprising: Panelled bath with mixer taps, glazed shower screen, Triton electric shower unit, vanity sink unit with built in storage and mixer taps, low flush WC, fully tiled walls, extractor fan, ceramic tiled floor, heated towel rail.





OUTSIDE

Gated entrance leading to driveway car parking areas to front, side and rear leading to detached garage, outdoor lighting.

DETACHED GARAGE:
25' 6" x 13' 4" (7.77m x 4.06m)

Insulated electric Liftmaster up and over door, light and power.

OUTDOOR STORAGE 1:
12' 0" x 6' 1" (3.66m x 1.85m)

Grant Vortex condenser oil fired boiler.

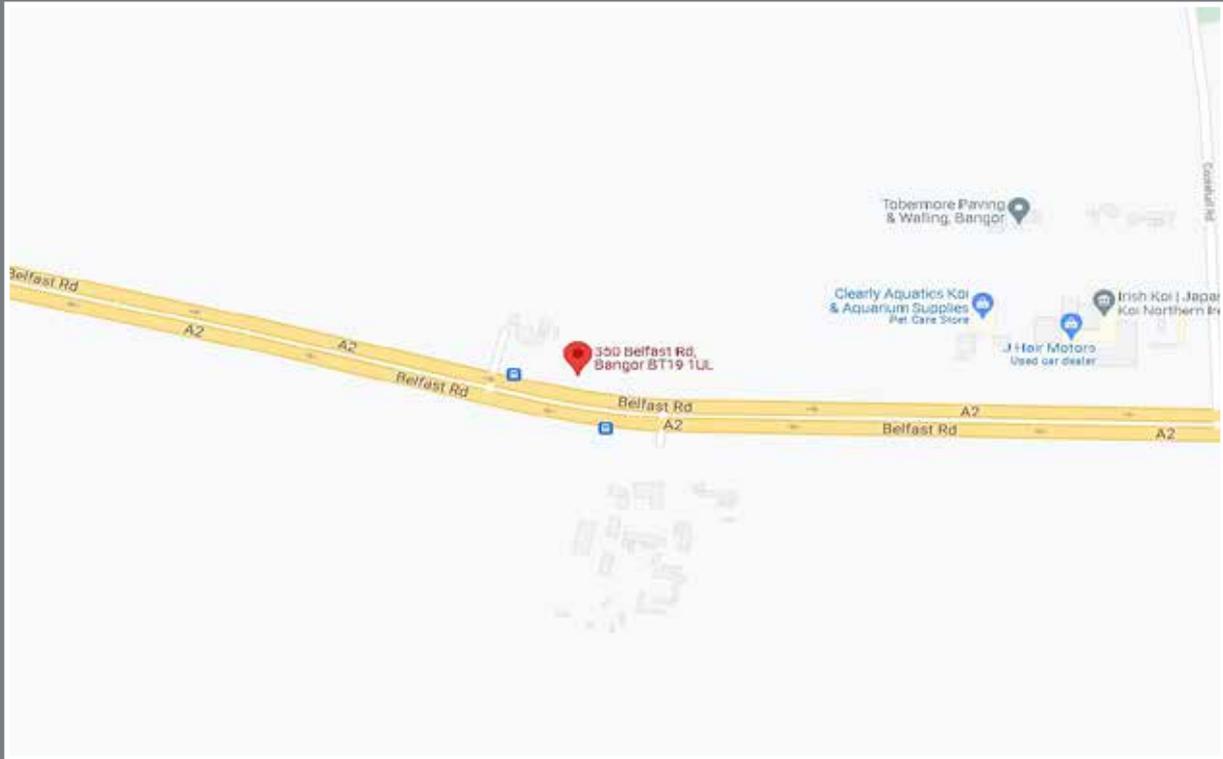
OUTDOOR STORAGE 2:
24' 7" x 11' 10" (7.49m x 3.61m)

Light and power.

Please note some images contain virtual furniture.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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REF: RO/K/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	47 E	
21-38	F		
1-20	G		

EPC REF: 8409-4529-8109-0147-8226

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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