

simonBRIEN
RESIDENTIAL

2 Kinwood Grange,
Bangor, BT19 6FD



Asking Price £295,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Superb detached chalet bungalow property located in quiet, highly desirable residential location
- Close to many schools, shops, amenities, transport networks and Bloomfields Shopping Centre
- High specification and finish throughout
- Two principal reception rooms including drawing room with open fire and living room
- Family kitchen with casual dining area opening into sunroom
- Utility room
- Four bedrooms over two floors including master suite with dressing room and ensuite
- Guest suite on ground floor with ensuite bathroom
- Family shower room on first floor
- Integral garage
- Oil fired central heating / uPVC double glazed windows
- Extensive south facing rear gardens in lawn with patio / entertaining space

SUMMARY

We are delighted to offer to the market this superb detached chalet bungalow located in the quiet residential setting on the outskirts of Bangor Town Centre. Ideally positioned close to many schools, shops, amenities, transport networks and Bloomfields Shopping Centre this spacious home offers bright and well-proportioned accommodation throughout.

Internally the property comprises two principal reception rooms including drawing room with open fire and sandstone surround and living room with double doors opening onto the private rear garden. In addition there is a large family kitchen with casual dining area leading to sunroom opening onto the rear gardens with utility room and integral single garage. There are four bedrooms, two with ensuite facilities and master suite with dressing room and family shower room.

Upon approach there is extensive off street car parking with stone driveway leading to integral garage and gardens in lawn to front, side and rear. The property also benefits from a patio to rear, oil fired central heating and double glazed windows.

This is sure to appeal to a wide spectrum of viewers from upsizers, families and downsizers alike and highly recommend an internal inspection to appreciate all it has to offer.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

14' 6" x 9' 2" (4.42m x 2.79m)

Glazed uPVC front door and glazed side panels.
Laminate wood effect flooring, recessed lighting.

CLOAKROOM:

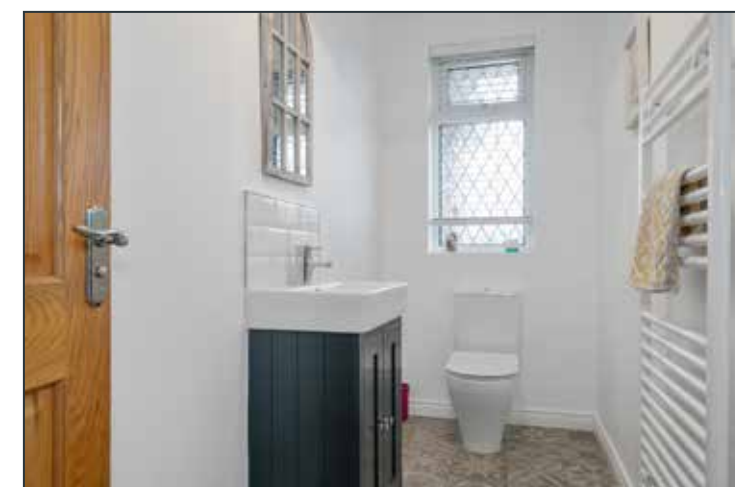
9' 7" x 4' 1" (2.92m x 1.24m)

Low flush WC, ceramic tiled floor, vanity sink unit with mixer taps, tiled splashback and built in storage, heated towel rail.

DRAWING ROOM:

15' 5" x 14' 2" (4.7m x 4.32m)

Laminate wood effect flooring, open fire with carved standstone surround and slate tiled hearth.



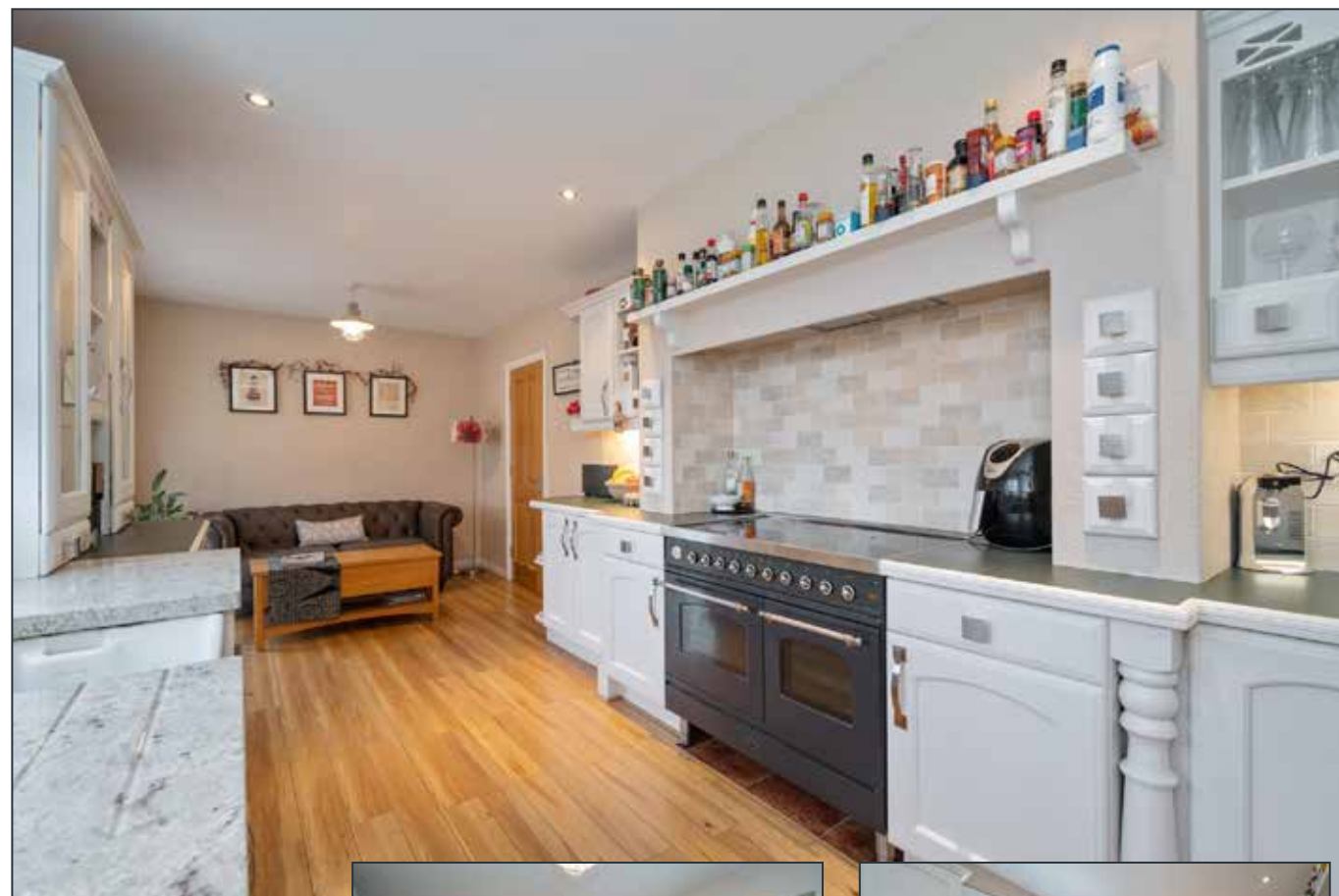


LIVING ROOM:
21' 0" x 9' 1" (6.4m x 2.77m)
 Wood effect laminate flooring, twin double doors opening onto rear patio and garden.



KITCHEN WITH DINING AREA:
21' 10" x 9' 1" (6.65m x 2.77m)

Excellent range of high and low level units, Belfast sink unit with mixer tap, recess for dishwasher, glazed display cupboard, recess for 6 ring Britannia range cooker, extractor hood with integrated lighting, under cupboard lighting, partially tiled walls, wood effect laminate flooring, recessed lighting, built in shelving, glazed double doors through to Sun Room.



SUN ROOM:
12' 7" x 11' 2" (3.84m x 3.4m)
 Ceramic tiled floor, recessed lighting, glazed patio doors opening onto rear patio and garden.



UTILITY ROOM:
8' 0" x 5' 7" (2.44m x 1.7m)
 Range of built in units, plumbed for washing machine, recess for tumble dryer, recess for fridge freezer. Glazed PVC door to rear patio and garden. Service door to Garage.

GARAGE:
20' 9" x 10' 0" (6.32m x 3.05m)
 Worcester oil fired boiler. Pressurised water cylinder. Up and over door, light and power.



BEDROOM (4)/GUEST SUITE:
13' 5" x 12' 3" (4.09m x 3.73m)
 Range of built in robes with hanging rails, shelving, dressing table and drawer pack.

ENSUITE BATHROOM:

9' 9" x 7' 9" (2.97m x 2.36m)

White suite comprising: Stand alone feature bath, fully tiled shower cubicle with dual head thermostatic shower unit, vanity sink unit with built in storage, mixer taps and tiled surround, low flush WC, ceramic tiled floor, chrome heated towel rail, recessed lighting, extractor fan, backlit mirror.

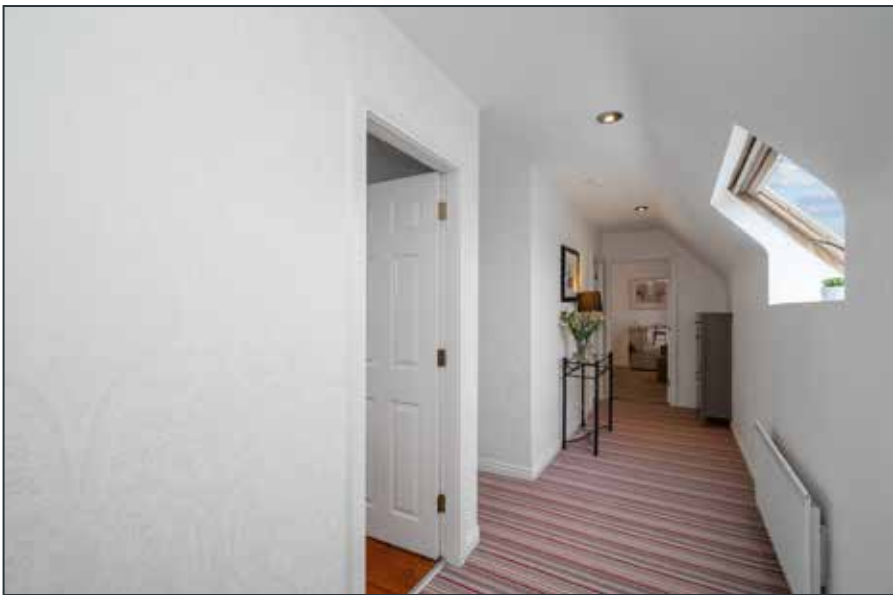


Stairs to:

FIRST FLOOR

LANDING:

Velux window, recessed lighting.



BEDROOM (1):

13' 4" x 11' 2" (4.06m x 3.4m)

Storage into eaves. Velux window with built in blind.



DRESSING ROOM:

9' 8" x 4' 1" (2.95m x 1.24m)

Range of mirrored Sliderobes with hanging rail and shelving, recessed lighting, through to:



LUXURY ENSUITE SHOWER ROOM:
9' 8" x 6' 5" (2.95m x 1.96m)

Walk in shower cubicle with thermostatic shower unit and dual shower head, recessed tiled shelving, low flush WC, vanity sink with built in storage and mixer taps, LED backlit mirror, chrome heated towel rail, partially tiled walls, ceramic tiled floor, recessed lighting, extractor fan, velux window with integrated blind.



BEDROOM (3):
10' 2" x 7' 9" (3.1m x 2.36m)

Wood effect laminate flooring, velux window with integrated blind.



BEDROOM (2):
13' 8" x 9' 9" (4.17m x 2.97m)

Range of built in robes with hanging rail, shelving, drawer pack, storage into eaves, wood effect laminate flooring.



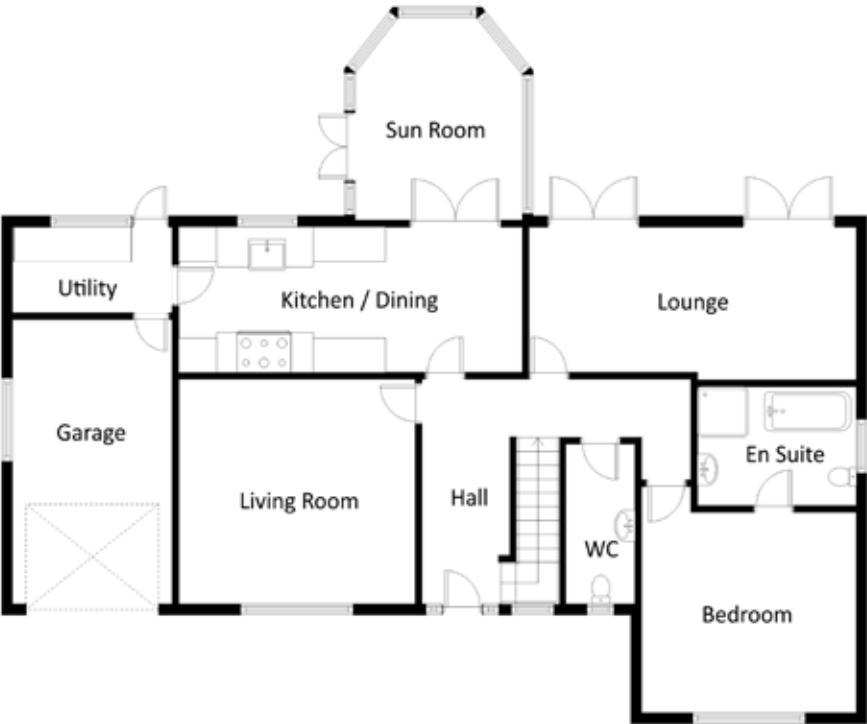
SHOWER ROOM:
7' 9" x 7' 6" (2.36m x 2.29m)

Fully tiled shower cubicle, thermostatic shower unit, dual traditional shower head, low flush WC, pedestal wash hand basin, tiled splashback, wood strip flooring, velux window with integrated blind. Hotpress with slatted shelving. Access to roofspace.

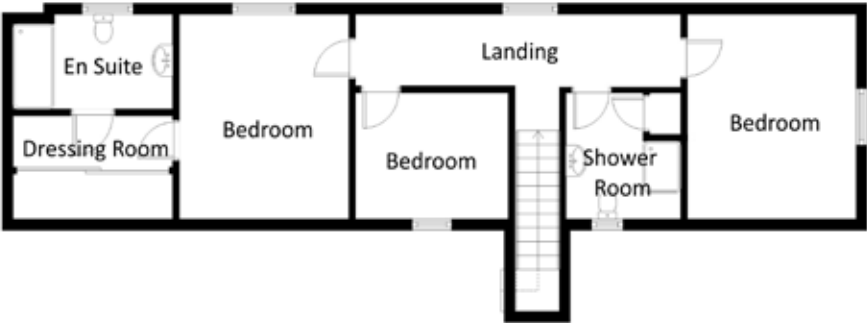


OUTSIDE

Gated entrance leading to stone driveway. Gardens in lawn to front, side and rear with fence boundary, outdoor lighting, further gardens to rear in lawn with patio areas, outdoor tap, uPVC oil tank, further outdoor lighting.

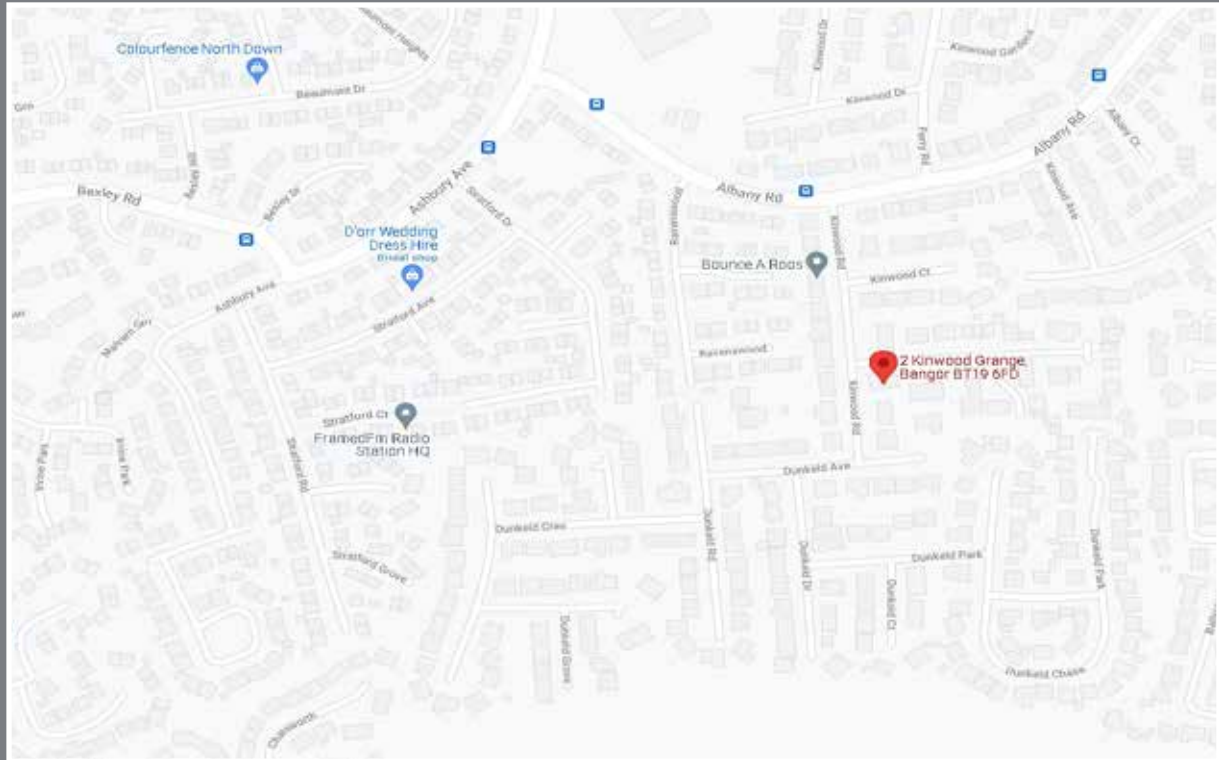


2 Kinwood Grange, Bangor (Ground Floor)
Plans for illustrative Purposes Only



2 Kinwood Grange, Bangor (1st Floor)
Plans for illustrative Purposes Only

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.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: DB/A/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	52 E	
21-38	F		
1-20	G		

EPC REF: 9118-3910-2200-6839-6200

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

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.