

19 Bryansglen Park,
Bangor, BT20 3RS



Asking Price £350,000

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KEY FEATURES

- Detached property located in the heart of Bangor West
- Views across Belfast Lough from master bedroom
- Well proportioned accommodation and well maintained by its current owners
- Two reception rooms including living room and dining room
- Kitchen with range of integrated appliances and casual dining space
- Four double bedrooms on first floor
- Bathroom with modern white suite
- Driveway car parking for 2/3 cars
- Gardens in lawn to front with private south-west facing garden to rear in lawn with patio area
- Attached garage
- Close to many schools, amenities and transport networks

SUMMARY

Located in the heart of Bangor West, renowned for its mix of quality housing and close proximity to the delightful coastal walks, superb transport networks including Bangor West railway halt and stunning views across Belfast Lough, this superb detached property does not disappoint.

Nestled in the quiet setting, this detached dwelling offers well proportioned accommodation through and has been well maintained and cared for by its current owners.

Internally the property offers two principal reception rooms accessed off the main entrance hall, as well as a fully fitted kitchen with a range of integrated appliances and casual dining area on the ground floor. Upstairs there are four double bedrooms and family bathroom with modern white suite. In addition there is a cloaks/wc to the ground floor and attached garage. Externally the property is approached via the driveway and car parking area with gardens in lawn to front with hedge boundary and south-west facing enclosed garden to rear.

All in all this fantastic home is sure to appeal to a wide range of potential buyers and we highly recommend an inspection to appreciate all it has to offer.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

4' 8" x 3' 5" (1.42m x 1.04m)

Quarry tiled floor, sliding patio door to Entrance Hall.

ENTRANCE HALL:

10' 6" x 6' 4" (3.2m x 1.93m)

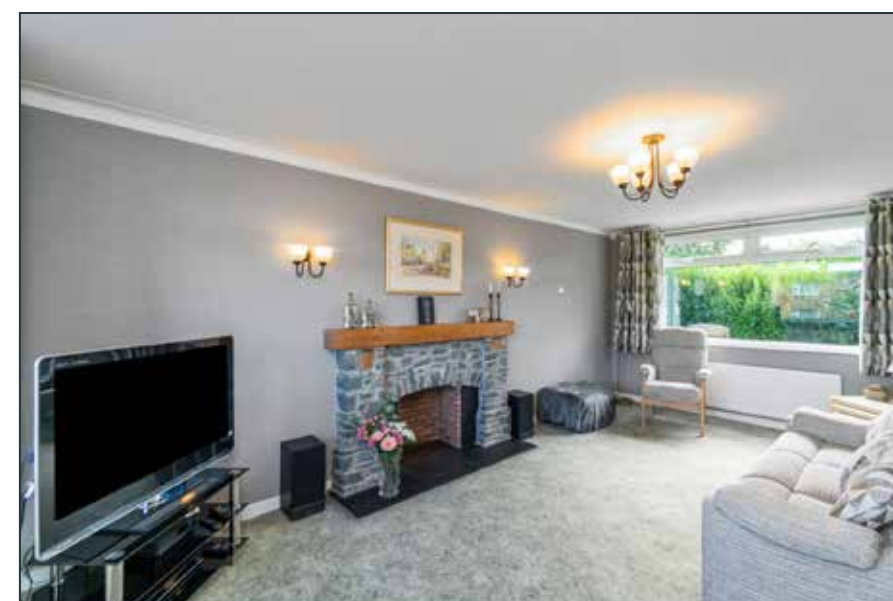
Glazed hardwood front door and glazed side panel.



CLOAKROOM WITH WC:

6' 5" x 4' 6" (1.96m x 1.37m)

Low flush WC, vanity sink unit with mixer tap, ceramic tiled floor, recessed lighting.



LIVING ROOM:

19' 0" x 10' 7" (5.79m x 3.23m)

Corniced ceiling, wiring for wall lights, open fire with stone surround, slate tiled hearth, recess with brick surround.



DINING ROOM:
15' 1" x 10' 8" (4.6m x 3.25m)



KITCHEN WITH DINING AREA:
12' 1" x 10' 7" (3.68m x 3.23m)

Excellent range of high and low level units, single drainer stainless steel sink unit, Teka 4 ring ceramic hob and matching stainless steel electric oven, Teka stainless steel extractor hood with integrated lighting, Integrated Teka dishwasher, integrated Teka fridge freezer, integrated Bosch washing machine, dresser unit with additional storage, dining space for up to 4 people, glazed uPVC door to rear garden and patio.



Stairs to:

FIRST FLOOR

LANDING:

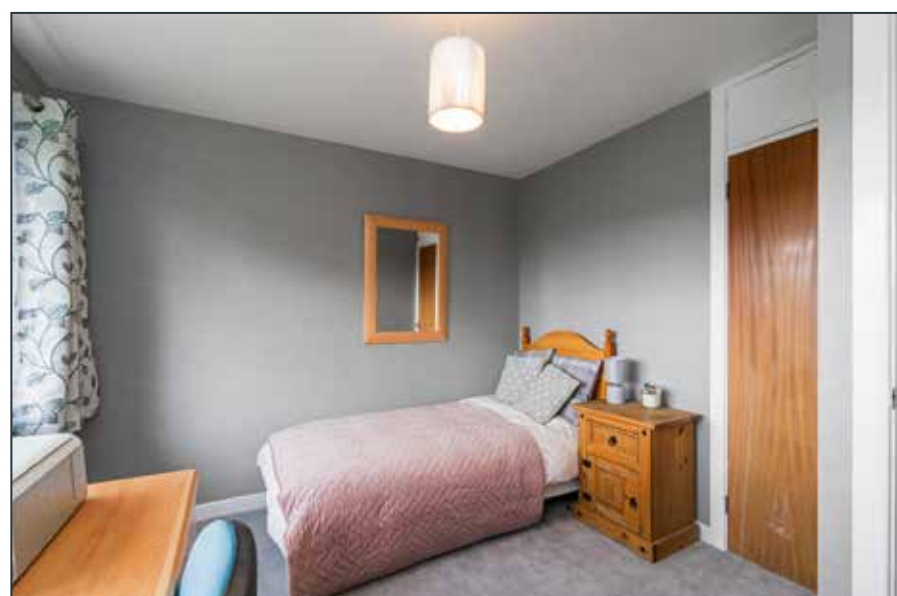
Hotpress with lagged copper cylinder and slatted shelving. Access to roofspace.





BEDROOM (1):
15' 1" x 10' 7" (4.6m x 3.23m)

Views across Belfast Lough, built in wardrobe with hanging rail and shelving.



BEDROOM (2):
10' 8" x 9' 11" (3.25m x 3.02m)

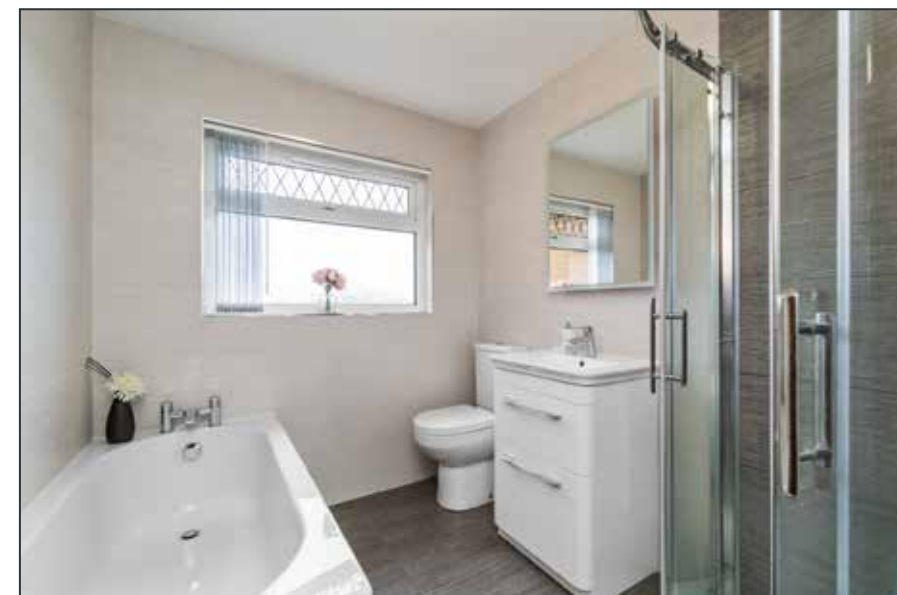
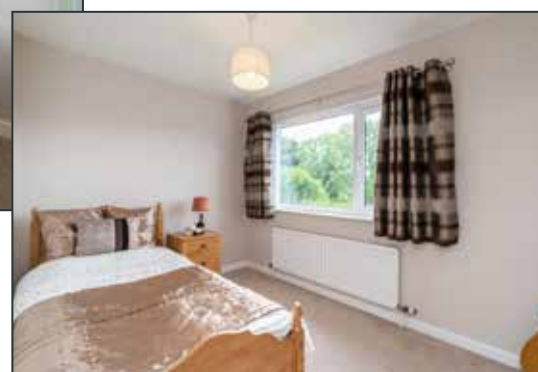
Built in robe with hanging rail and shelving



BEDROOM (3):
10' 7" x 9' 2" (3.23m x 2.79m)

Mirrored Sliderobes with hanging rail and shelving.

BEDROOM (4):
10' 8" x 7' 7" (3.25m x 2.31m)



BATHROOM:
7' 10" x 6' 5" (2.39m x 1.96m)

Modern white suite comprising: Panelled bath with mixer taps, low flush WC, vanity sink unit with mixer taps and built in storage, fully tiled shower cubicle with thermostatic shower unit, fully tiled walls, ceramic tiled floor, chrome heated towel rail, extractor fan, back lit LED mirror.

OUTSIDE

ATTACHED GARAGE
19' 9" x 9' 5" (6.02m x 2.87m)

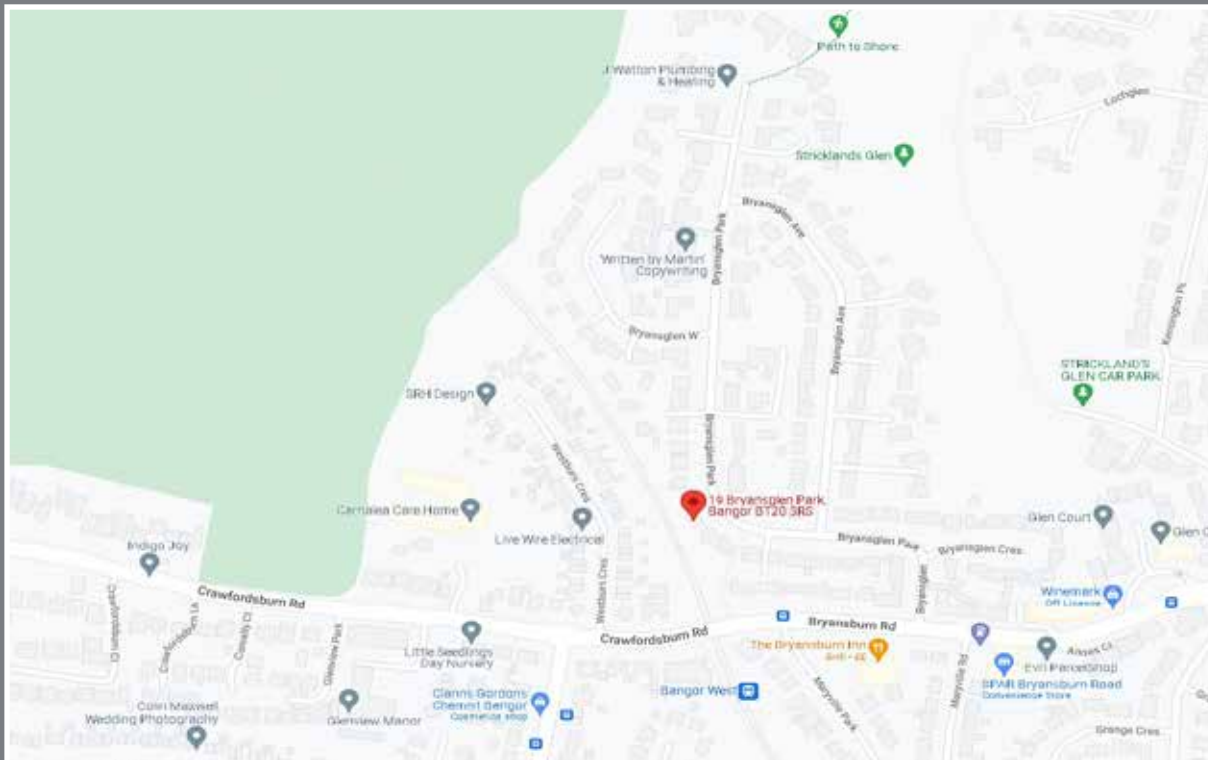
Up and over door, light and power. Worcester Bosch oil fired boiler. Door to rear garden.



Tarmac driveway leading to car parking for 2-3 cars, gardens in lawn with flowerbeds and shrubs. Further south-west facing gardens in lawns to rear with hedge and fence boundary. Outdoor tap, outdoor light.



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



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REF: DB/I/22/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 9551-0051-1281-8982-9210

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