



13 STATION ROAD, CARNALEA,
BANGOR, BT19 1HD



Offers Over £400,000



Neill
ESTATE AGENTS

SALES / RENTALS / SURVEYS

13 Station Road, Carnalea Bangor, BT19 1HD

- Deceptively spacious detached chalet bungalow in the popular Bangor West area
- Attractive kerb appeal with well-maintained front lawns and mature shrubs
- Welcoming entrance hallway with solid wood flooring
- Bright and generous lounge with feature fireplace and wood flooring
- Open-plan dining room and kitchen with ample storage and space for appliances
- Four bedrooms across two floors, including ground floor bedrooms with built-in robes
- Two shower rooms: one four-piece on the ground floor, one three-piece upstairs
- Oil-fired central heating, double glazing, detached garage, large rear driveway, and no onward chain

ENTRANCE HALL

Glazed Upvc door with glazed side screens, solid wood floors, double panelled radiator, cornicing, dato rail, hot press off with hot water cylinder

LOUNGE

16' 10" x 11' 10" (5.138m x 3.594m)

Solid wood floors, double panelled radiator, feature marble fireplace with inset electric fire, cornicing

DINING ROOM

9' 11" x 9' 11" (3.035m x 3.018m)

Solid wood floors, double panelled radiator, cornicing, open through to

KITCHEN

13' 9" x 11' 6" (4.189m x 3.501m)

Range of high and low level cupboards, one and half bowl stainless steel sink unit with drainer and mixer tap, plumbed for dishwasher, centre island with space for cooker integrated extractor fan, double panelled radiator, double glazed sliding door to...

CONSERVATORY

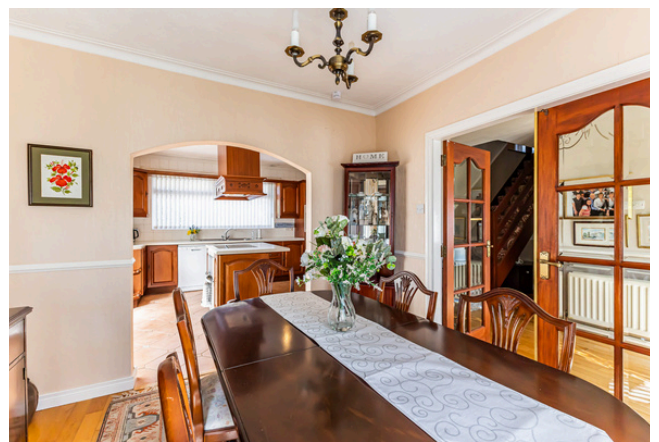
11' 6" x 11' 7" (3.512m x 3.537m)

At widest. Tiled flooring, double panelled radiator, pvc door to rear garden

UTILITY ROOM

8' 11" x 8' 5" (2.730m x 2.562m)

Range of low level cupboards, plumbed for washing machine, space for fridge freezer, space for tumble dryer, double panelled radiator, glazed wood door to back garden



SHOWER ROOM

Corner shower enclosure with mains thermostatic shower, beady, low flush wc, vanity wash hand basin, tiled walls, single panelled radiator



BEDROOM (1)

12' 11" x 11' 7" (3.940m x 3.529m)

Single panelled radiator, cornicing, built in glazed sliding robes

BEDROOM (2)

9' 10" x 8' 12" (2.993m x 2.732m)

Single panelled radiator, built in glazed robes, cornicing



FIRST FLOOR LANDING

Storage cupboard off with eaves access

BEDROOM (3)

15' 5" x 12' 11" (4.693m x 3.937m)

At widest. Single panelled radiator, large storage cupboard off

BEDROOM (4)

15' 5" x 12' 1" (4.705m x 3.683m)

Currently as sitting Room. Double panelled radiator



DRESSING ROOM / STORE

10' 0" x 10' 2" (3.049m x 3.109m)

Single panelled radiator, velux



BATHROOM

Corner panelled bath with electric shower over, low flush wc, vanity wash hand basin, tiled walls, tongue and groove ceiling with recessed lighting

DETACHED GARAGE

Up and over door

OUTSIDE

Tarmac driveway and grass area to rear, oil tank
Front in lawn with tarmac pathway



VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £270,000

Rates for year end April 2025: £2466.99 approx

DIRECTIONS

Leaving Bangor via the Bryansburn Road, continue unto the Crawfordsburn Road, at the roundabout with Rathmore Road go straight ahead, take the second turn on the right into Station Road and the property is along on the left hand side.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



Neill
ESTATE AGENTS

North Down & Holywood
98-100 Main Street
Bangor
Co Down
BT20 4AG
T: 028 91 270283

Newtownards
T: 028 9181 4511

Belfast
T: 028 9069 4144



SALES / RENTALS / SURVEYS

E: chat@neillestateagents.co.uk

W: www.neillestateagents.co.uk

Neill Estate Agents LLP is a Limited Liability Partnership Registered in Northern Ireland under Number NC976. the Registered Office and Principal Place of Business is a 100 Main Street, Bangor, BT20 4AG.

Neill Estate Agents LLP for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline for the guidance of intending purchasers or lessors and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending 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 correctness of them. No employee of Neill Estate Agents has any authority to make or give any representations or warranty whatever in relation to this property. All measurements are to the nearest 3'