



ASKING PRICE

£149,950

"Lynden"

46 Newtownards Road

Bangor

BT20 4BP



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

An opportunity to acquire an excellent three bedroom family home on Newtownards Road, Bangor.

Occupying a substantial site this home has been lovingly cared for over the years and retains many original features throughout. Situated close to transport routes, one can commute to Belfast with ease by road or rail. Amenities such as shops, cafes, restaurants and leisure facilities are all close at hand.

On the ground floor the property boasts a gracious vestibule and entrance hall, sitting and dining rooms both with feature fireplaces, fitted kitchen, conservatory and downstairs shower room ideal for those who are a bit less mobile. Three good sized

bedrooms, two of which retain original bedroom fireplaces and a family bathroom make up the first floor.

Externally, the front garden is laid in lawn and is complimented by mature planting and feature stone boundary wall. Off street parking is accessed through wrought iron gates. It's to the rear that this property comes into its own with extensive gardens laid in lawn enhanced by mature apple trees and well planned planting making it ideal for enjoying those peaceful summer evenings, providing a safe

environment for children to play or outside entertaining. Indeed subject to the necessary permissions and approvals one could extend this property without losing much usable garden.

With the opportunity to update and extend the purchaser could create a very special home.

This is a 'must see' property which can only be appreciated through viewing. Viewing strictly by appointment through Pinkertons.



SITTING ROOM: 14' 5" x 10' 9"



ENTRANCE HALL



KITCHEN: 7' 11" x 6' 11"

PROPERTY FEATURES

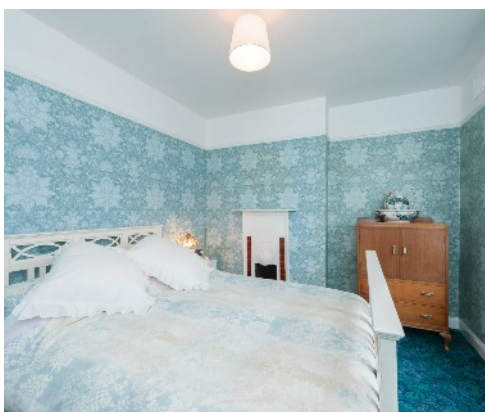
- Three Bedroom Semi- Detached Villa
- Gracious Sitting & Dining Rooms
- Conservatory
- Fitted Kitchen
- Downstairs Shower Room
- First Floor Bathroom
- Oil Fired Central Heating System
- Many Original Features
- Mature Front And Rear Gardens
- Off Street Parking
- Excellent Transport Routes
- Intruder Alarm
- Recently Partially Re-Wired To Comply With Current Standards
- Convenient Location



DINING ROOM: 12' 0" x 11' 8"



CONSERVATORY: 14' 1" x 9' 0"



BEDROOM (1): 12' 2" x 10' 9"

THIS PROPERTY COMPRISES

Ground Floor

ENTRANCE VESTIBULE: Painted hardwood front door. Tiled floor.

ENTRANCE HALL: Dado and picture rails. Alarm control pad. Heating control unit. Electric cupboard. Stairs to first floor.

SHOWER ROOM: 11' 9" x 6' 6" White sanitary ware - wc and pedestal wash hand basin. Walk in shower cubicle. Anti-slip flooring. Extractor fan.

SITTING ROOM: 14' 5" x 10' 9" Feature open fireplace with original tiles and wood surround. Picture rail. Dual aspect. Television point. Cornice ceiling.

DINING ROOM: 12' 0" x 11' 8" Feature fireplace with original tiles, wood surround and multi-fuel stove. Bespoke storage with stained glass effect panels. Picture rail.

KITCHEN: 7' 11" x 6' 11" High and low level fitted units with Formica work surfaces. Stainless steel sink and drainer. Electric cooker. Recess for fridge freezer. Plumbed for washing machine. Part tiled walls. Quarry tile floor.

CONSERVATORY: 14' 1" x 9' 0" Ceramic tile floor. Store room. uPVC door to rear garden.

First Floor

LANDING: Roof space access via 'Slingsby' type ladder.

BEDROOM (1): 12' 2" x 10' 9" Front aspect. Feature cast iron bedroom fireplace with tiled side panels. Panic button. Picture rail.

BEDROOM (2): 11' 11" x 9' 6" Front aspect. Feature cast iron bedroom fireplace with tiled side panels. Picture rail.

BEDROOM (3): 9' 3" x 7' 5" Rear aspect. Picture rail.

BATHROOM: 6' 8" x 5' 10" Coloured bathroom suite comprising - wc, pedestal wash hand basin and panelled bath with tap and hand held shower extension. Linoleum flooring. Hot press cupboard. Part tiled walls.

Outside

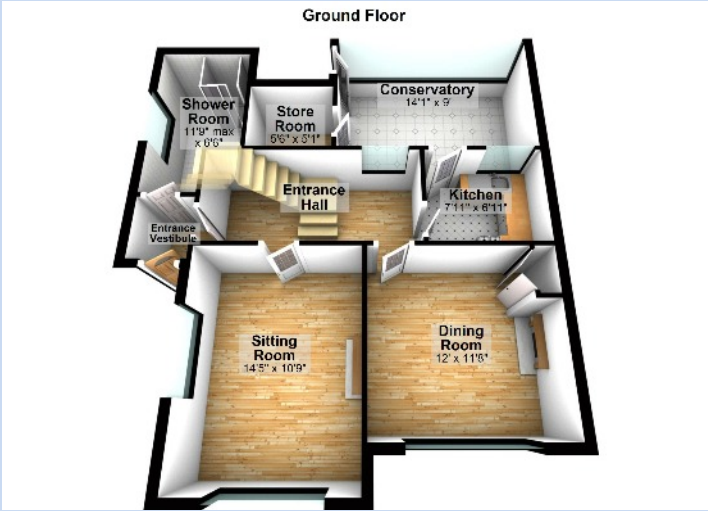
FRONT: Garden in lawn with mature planting, hedging and palm tree. Feature stone boundary wall. Wrought iron gate. Concrete path. Paved drive accessed via double wrought iron gates. Side access gate.

REAR: Fully enclosed impressive rear garden in lawn. Concrete path. Mature apple trees, hedging and planting. Bunker believed to be an old air raid shelter. PVC oil tank. Boiler housing. Paved patio.

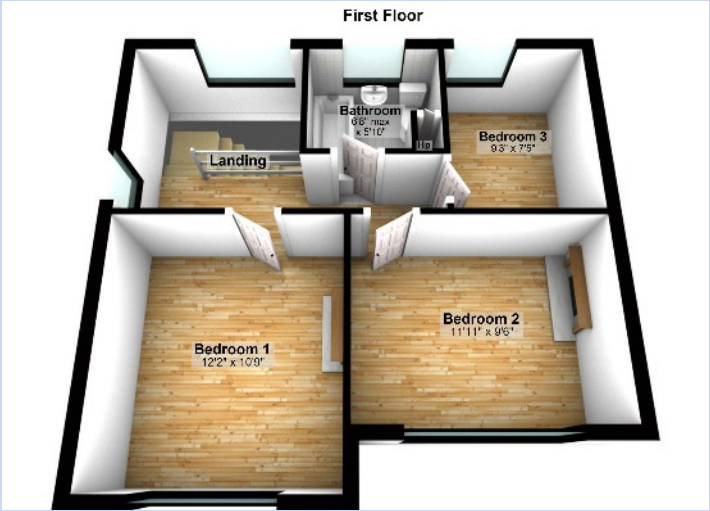
LOCATION:

On the left of Newtownards Road travelling into Bangor.

FLOOR PLANS



GROUND FLOOR



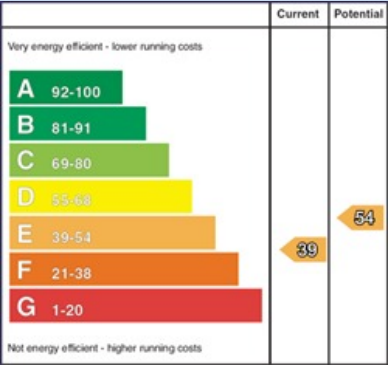
FIRST FLOOR



EXTERNAL

Energy Efficiency Rating

The rating for this property is:



* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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OUR AWARDS

We don't want to blow our own trumpet but we've been winning national awards since 2008! Our impressive wins include – Double winners of Northern Ireland Estate Agent of the Year, Double winners of Northern Ireland Letting agency of the Year and UK Property Management Company of the year; all won at The Sunday Times and Times Awards which are the longest running, most sought after and prestigious in the industry. Combine these with 8 ESTA award wins and countless others!



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