



ASKING PRICE

£150,000

18 Kilmaine Drive
Bangor
BT19 6DX



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PINKERTONS

Sales, Lettings and Property Management

An extended, semi-detached home that enjoys a residential location with the amenities of Bangor only a short distance away.

An extended, semi-detached home that enjoys a residential location with the amenities of Bangor only a short distance away. Although in need of some updating the property which has been extended to include a ground floor annex is full of potential. Commuting to Belfast and surrounding towns is convenient.

Internally, the property comprises, entrance hall, living room, modern contemporary kitchen with granite work tops, dining room, annex with

living area, double bedroom and en suite shower room. On the first floor are a further three bedrooms and a bathroom.

Externally and to the front is an excellent tarmac drive with parking for several cars and a garden in decorative pebbles. To the rear is a fully enclosed rear garden with paved patios and stepping stone path ideal for children to play or for outside entertaining.

Externally there is a garage with light and power and a utility room plumbed for washing machine.

Only by viewing can one truly appreciate the potential that this property has to offer.

Viewing strictly through Pinkertons.



LIVING ROOM: 14' 2" x 13' 3"



KITCHEN: 11' 10" x 4' 0"



DINING ROOM: 10' 5" x 8' 4"

PROPERTY FEATURES

- Extended Four Bedroom Semi-Detached
- Spacious Living Room
- Dining Room
- Superb Kitchen With Granite Work Surfaces
- Annex With Living Area And En Suite Shower Room
- First Floor Bathroom
- Garage With Light And Power
- Utility Area
- Gas Fired Central Heating System
- Good Off Street Parking
- Private Rear Garden
- Close To Commuter Routes
- End Of Cul De Sac Location
- Close To Local Schools
- PVC Soffits And Fascia



BEDROOM (1): 10' 8" x 9' 3"



BEDROOM (2): 14' 3" (Max) x 10' 4"



ENSUITE SHOWER ROOM: 10' 7" x 6' 5"

THIS PROPERTY COMPRISES

Ground Floor

ENTRANCE HALL: Under-stair storage. Alarm control unit. Stairs to first floor.

LIVING ROOM: 14' 2" x 13' 3" Bright and spacious. Television connection. Cornice ceiling. Doors through to dining room.

DINING ROOM: 10' 5" x 8' 4" Wood laminate flooring.

KITCHEN: 11' 9" x 4' 0" Modern, 'Shaker' style high and low level soft close units with granite work surfaces, upstands and drainer. Stainless steel sink with mixer tap. Eye level 'Neff' oven and combi grill. Integrated dishwasher. Integrated fridge freezer. Ceramic hob with extractor over. High gloss floor tiles.

INNER HALLWAY: Access to rear hall. Storage cupboard. Door to rear hall.

REAR HALLWAY: Originally for lift access (since removed). Sliding aluminium doors. Ceramic tile floor.

FAMILY ROOM: 11' 9" x 9' 6" (Max) Annex extension. Television point. Access to bedroom one and en suite shower room.

BEDROOM (1): 10' 8" x 9' 3" Built in bedroom furniture.

ENSUITE SHOWER ROOM: 10' 7" x 6' 5" White sanitary ware - low flush wc and pedestal wash hand basin with chrome mixer tap. Quadrant shower cubicle with 'Mira Jump' shower. Fully tiled.

First Floor

LANDING: Roof space access. Linen closet.

BEDROOM (2): 14' 3" (Max) x 10' 4" Front aspect. Wood laminate flooring. Built in robes.

BEDROOM (3): 10' 5" x 8' 2" (Plus Recess) Rear aspect. Built in bedroom furniture.

BEDROOM (4): 10' 5" x 6' 10" Rear aspect.

BATHROOM: White suite comprising - wc, pedestal wash hand basin and panelled bath. Fully tiled.

Outside

GARAGE: 15' 10" x 9' 3" Roller door. Light and power.

UTILITY ROOM: 9' 3" x 6' 5" Gas boiler. Plumbed for washing machine. Light and power.

FRONT: Paved drive offering off street parking for several cars. Garden in decorative pebbles. Mature flower beds. Crazy paved path. Red brick boundary wall. Steps to front door.

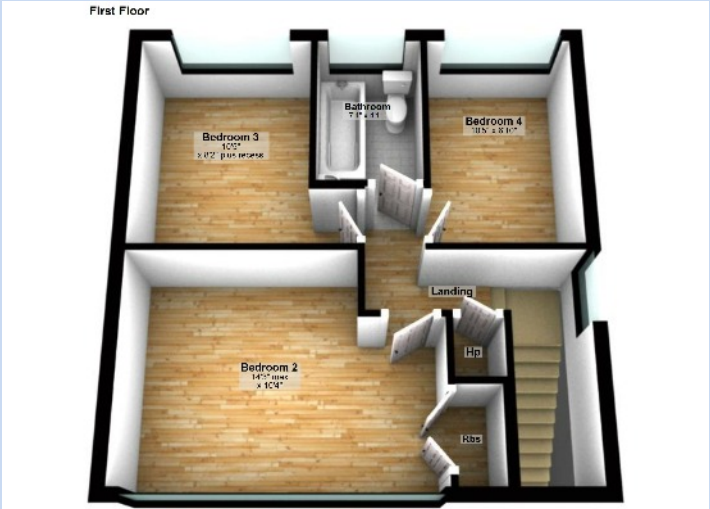
REAR AND SIDE: Garden in lawn. Paved patio areas. Crazy paved path. Mature flower beds. Pebbled beds. Mature hedging. Vertical board fencing. Side path mature flower beds.

LOCATION: Travelling out of Bangor along the High Bangor Road take the second right onto Kilmaine Road then take the first right onto Kilmaine Avenue. Take the first right onto Kilmaine Drive and follow the road round to the right. 18 Kilmaine Drive is at the end of the cul de sac on the right. A Pinkertons board has been erected.

FLOOR PLANS



GROUND FLOOR



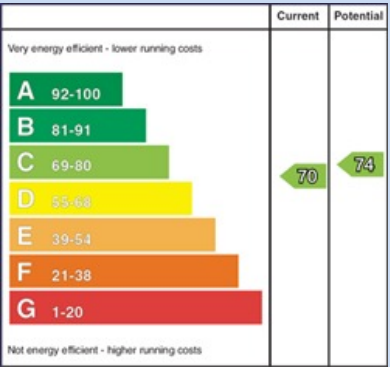
FIRST FLOOR



EXTERNAL

Energy Efficiency Rating

The rating for this property is:



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



DO YOU NEED TO SELL?

If you need to sell to fund your purchase you should know our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our mortgage team who will help you get the mortgage you need for the house you want.

TAKE THE STRESS OUT OF YOUR MOVING DAY

Pinkertons work closely with a professional and reliable moving partner. Let them move you and let your worries drift away. They offer storage too should you need it. Speak to a member of our team for more information.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department (Sunday Times & Times Awards). If you need to let or rent a property you should speak with them first!

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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