



Walmer Grove is set in one of the finest residential locations in North Down and offers an outstanding range of homes on the edge of the Clondeboye Estate and we are pleased to present no 15 to the open market. The property is a short drive from Bangor and the charming village of Crawfordsburn. This feeling of countryside living is very real at Walmer Grove, yet is so convenient to every amenity. Bangor town centre is minutes away and direct access to Belfast and Newtownards could not be easier via the dual carriageway.

Internally the property enjoys accommodation that would be ideally suited to the young professional or retired alike. Of particular note is the lounge with gas fire with double doors to the kitchen / dining room & on the first floor three well proportioned bedrooms, principal room with ensuite and bathroom. Externally the property enjoys a enclosed private rear garden in lawns, shrubs etc and parking area for two cars.

With so much on offer we anticipate strong demand therefore early viewing is a must to avoid disappointment.

Offers Around  
£199,950

15 Walmer Grove,  
Old Belfast Road,  
Bangor,  
BT19 1GR

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Viewing by  
appointment  
through agent  
028 9042 4747



- Superb Mid Terrace enjoying a Quiet Location
- Well Presented Throughout
- Lounge with Feature Fireplace and Gas Fire
- Shaker Style Kitchen with Dining Area - Double Doors to the Garden
- Three First Floor Bedrooms, Principal Room with Ensuite Shower Room
- White Bathroom Suite
- Double Glazed Windows / Gas Heating
- Pebbled Area to Front / Enclosed Private Rear Garden
- Parking Area
- Popular & Sought After Location

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Ceramic tiled floor.



LOUNGE: 17' 0" x 13' 8" (5.18m x 4.17m) Polished fireplace, gas coal effect fire, solid wood floor.



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KITCHEN/DINING: 20' 7" x 10' 7" (6.27m x 3.23m) Shaker style kitchen with excellent range of high and low level units, laminate work surfaces, 1.5 bowl stainless steel sink unit with mixer tap, integrated dishwasher, five ring gas hob with extractor fan, microwave and oven, space for fridge freezer, built-in wine rack, door to outside.



First Floor

BEDROOM (1): 13' 5" x 10' 7" (4.09m x 3.23m)



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, heated towel rail.



BEDROOM (2): 13' 9" x 8' 9" (4.19m x 2.67m)



BEDROOM (3) 13' 6" x 9' 8" (4.11m x 2.95m)



BATHROOM: White suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin, separate fully tiled shower cubicle with thermostatic shower unit, ceramic tiled floor, Velux window, heated towel rail.



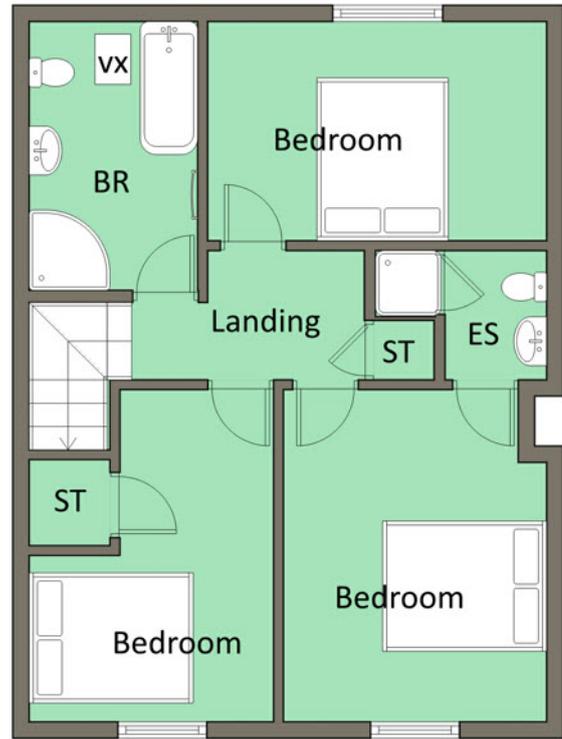
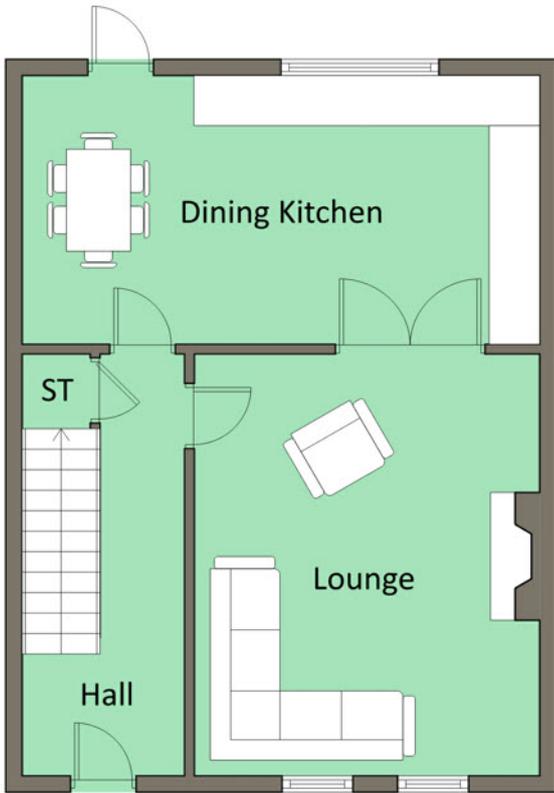
## Outside

Front and fully enclosed rear garden laid in lawn. Parking area for two cars to the front.



## Location:

Travelling towards Bangor from Hollywood turn left before the Rathgael Road traffic lights. Walmer Grove is on the left hand side.



### Energy Rating

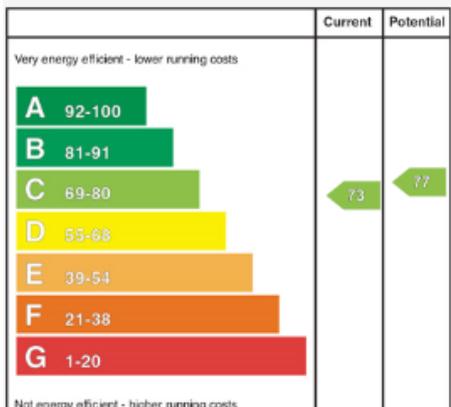
Epc Type: Domestic

Current: C73

Potential: C77

EPC Landmark Code: 5290-5428-0922-0328-3973

[Epc Certificate](#)



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Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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