



This attractive townhouse offers an excellent range of accommodation in a quiet and established residential setting. Situated off the ever popular Gransha Road, and within a stone's throw from Bangor Grammar School. This adds to the popularity of the location with local shopping centres and commuter routes a further attraction.

Internally the property enjoys a spacious first floor lounge with feature fireplace and living/dining area which is open plan to the contemporary white high gloss kitchen, further option of family room on the ground floor and on the upper floor there are three bedrooms, luxury ensuite and contemporary bathroom with a free standing bath.

Externally the gardens are landscaped and are ideal for outdoor entertaining. With so much on offer we are confident to recommend this excellent property.

Offers Over
£235,000

9 Hanover Hill,
Bangor,
BT19 7NR

Viewing by
appointment
through agent
028 9042 4747



- Townhouse Enjoying Superb Views
- Extremely Well Presented Throughout
- Ground Floor Cloaks / Utility Room
- Living Room or Bedroom 4 - with Double Doors to the Garden
- First Floor Living Room with Feature Gas Fire
- White High Gloss Kitchen with Casual Dining & Living Area
- Contemporary White Bathroom Suite
- Three Well Proportioned Bedrooms, Principal with Luxury Ensuite Shower Room
- Gas Heating/ Double Glazed Windows
- Integral Garage with Ample Additional Driveway Parking
- Front & Rear Landscaped Gardens
- Popular & Sought After Location

The Property Comprises:

Ground Floor

uPVC Double glazed front door to . . .

ENTRANCE HALL: Laminate wood floor.



Stairs to lower level . . .

Lower Level

CLOAKROOM: Low flush wc, wash hand basin, heated towel rail and ceramic tile floor

LIVING ROOM / BED 4: 12' 9" x 9' 4" (3.89m x 2.84m) Sliding doors to patio / garden, laminate wooden floor. LED lighting.



HALLWAY: Service door to integral garage.

First Floor

LOUNGE: 17' 2" x 11' 0" (5.23m x 3.35m) Laminate wooden floor. Wall mounted gas fire. Doors to Juliet balcony.



KITCHEN / LIVING / DINING: 18' 3" x 13' 2" (5.56m x 4.01m) (at widest points). White high gloss kitchen with excellent range of high and low level units, laminate work surfaces. Bosch five ring gas hob. Extractor fan and canopy. Plumbed for American style fridge freezer. Bosch microwave oven and oven. Fisher & Paykel dishwasher. 1.5 bowl stainless steel sink unit with mixer tap. Laminate wood floor.



Upper Level

BATHROOM: Contemporary white suite comprising freestanding bath with mixer tap. Wash stand with wash hand basin, fully tiled walls with feature slate tiled wall, ceramic tiled floor. LED lighting. Heated towel rail.



Second Floor

BEDROOM (3): 9' 8" x 6' 3" (2.95m x 1.91m) Wall to wall range of built-in robes with sliding door.



BEDROOM (2): 10' 0" x 9' 8" (3.05m x 2.95m)



PRINCIPAL BEDROOM: 16' 0" x 11' 8" (4.88m x 3.56m)

ENSUITE SHOWER ROOM: Walk in shower cubicle with thermostatic shower unit and rain shower head. Wash stand with drawers below. Low flush wc, ceramic tiled floor, heated towel rail. LED lighting.



Outside

Enclosed landscaped garden with boxed flowerbeds, variety of shrubs. Astro turf grass. Feature lighting.

Driveway leading to additional driveway parking to . . .

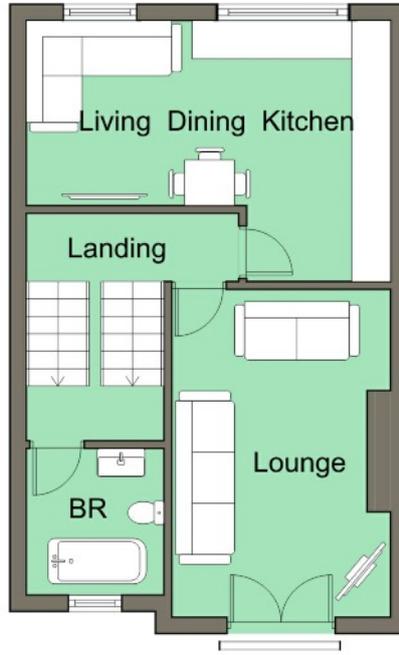
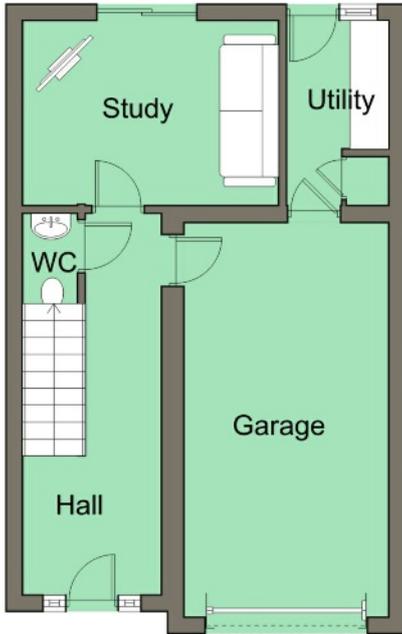
INTEGRAL GARAGE: 20' 0" x 10' 5" (6.1m x 3.18m) Roller door, light and power, gas fired boiler.

Utility Room: Stainless steel single drawer sink unit with mixer tap. Plumbed for washing machine. Ceramic tiled floor.

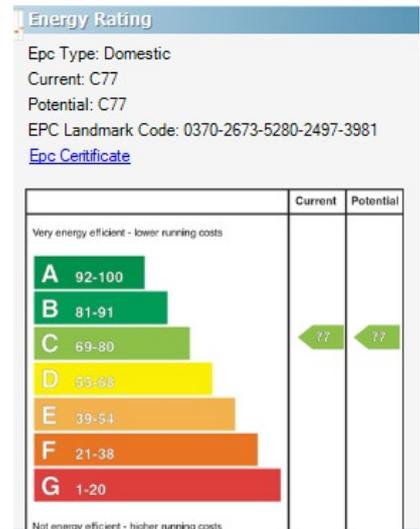


Location:

Leaving Bangor proceed along Gransha Road past roundabout, take first left into Old Gransha Road, second left into Hanover Road, left into Hanover Chase and right into Hanover Hill.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

