



This most impressive detached period residence is located in one of Bangor's most popular residential areas and retains much of the original charm and character associated with a property of this era. The home is further enhanced by its outstanding position boasting superb views across Ward Park and park lands.

Internally the present owners have presented their home to a very high standard with the emphasis on bright and spacious family accommodation. Of particular note is the superb maple painted kitchen with breakfast area, spacious reception rooms, and on the first floor four well proportioned bedrooms and home office. Externally the gardens are private and well screened with mature trees and shrubs.

With leading Primary and Grammar Schools close to hand and located within walking distance of Bangor Golf Club, Marina and bustling town centre makes this an ideal opportunity for the growing family to acquire a period home with great convenience. Early inspection is highly recommended.

Offers Over  
£385,000

4 Springfield Avenue,  
Bangor,  
BT20 5BY

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Viewing by  
appointment  
through agent  
028 9042 4747



- Superb Double Fronted Detached Villa
- Well Presented Throughout
- Through Lounge / Dining Room, Drawing Room & Family Room
- Hand Painted Kitchen with Breakfast Area
- Ground Floor Bathroom & First Floor Shower Room
- Four Well Proportioned Bedrooms & Home Office
- Driveway Parking to Front
- Double Glazed Windows / Gas Heating
- Mature Gardens in lawns, trees & shrubs
- Convenient & Sought After Location

The Property Comprises:

## Ground Floor

Composite front door leading to . .

ENTRANCE HALL: Ceramic tiled floor. Wood strip flooring, cornice ceiling, ceiling rose, storage understairs.



THROUGH LOUNGE/DINING: 27' 5" x 12' 2" (8.36m x 3.71m) (into bay) Stone fireplace, dog grate, open fire, wood strip flooring, cornice ceiling, ceiling rose, book shelves. Composite double doors to outside. Door leading to kitchen.



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DRAWING ROOM: 17' 4" x 12' 0" (5.28m x 3.66m) Excellent range of bookshelves, wood strip flooring, cornice ceiling.



KITCHEN/BREAKFAST AREA: 21' 6" x 9' 9" (6.55m x 2.97m) Solid wood painted kitchen with range of units, Belfast sink unit with mixer taps, solid wood surfaces, Bosch oven, 4 ring gas hob, stainless steel extractor fan and canopy, integrated dishwasher, display shelving, Chinese slate flooring, wood panelled walls.



BATHROOM: White bathroom suite comprising ball and claw foot bath with mixer taps, pedestal wash hand basin, low flush wc, part wood panelled walls. Feature tiled flooring. cornice ceiling.



REAR HALLWAY: Cloaks area.



UTILITY CUPBOARD: Plumbed for washing machine, space for tumble, shelving. uPVC door to outside.

FAMILY ROOM: 14' 11" x 11' 6" (4.55m x 3.51m) Wood strip flooring, double doors to outside.



## First Floor Return



HOME OFFICE (BEDROOM 5): 10' 1" x 10' 0" (3.07m x 3.05m) Wood strip flooring below carpet.



SHOWER ROOM: Walk-in double shower cubicle with thermostatic sink unit and rain showerhead, pedestal wash hand basin, part panelled walls, heated towel rail, black and white tiled flooring, low voltage spotlights, extractor fan.



SEPARATE WC: Low flush wc, part panelled walls, low voltage spotlights.

## First Floor

BEDROOM (1): 15' 5" x 12' 0" (4.7m x 3.66m)

BEDROOM (2): 12' 4" x 15' 0" (3.76m x 4.57m) (into bay) Wood strip flooring, views over Ward Park.

BEDROOM (3): 12' 2" x 12' 0" (3.71m x 3.66m) Book shelves, wood strip flooring.

BEDROOM (4): 12' 3" x 12' 3" (3.73m x 3.73m) Wood strip flooring.

Access to roofspace via slingsby type ladder, partly floored with light.

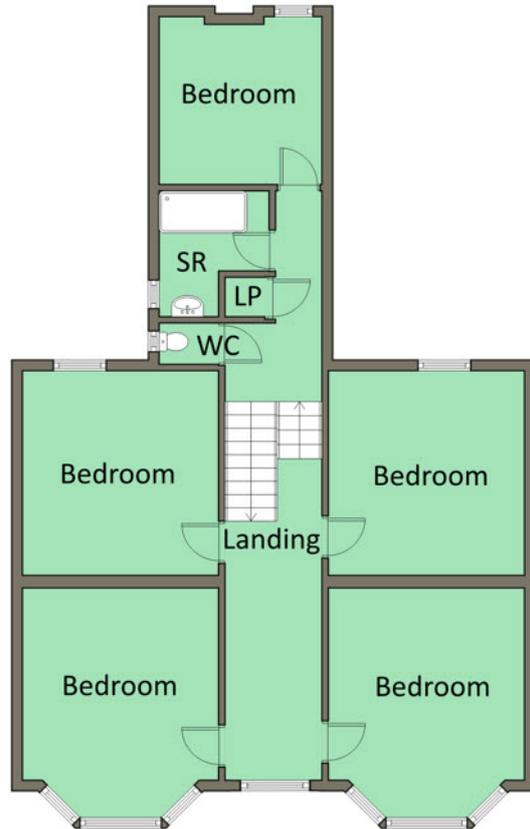
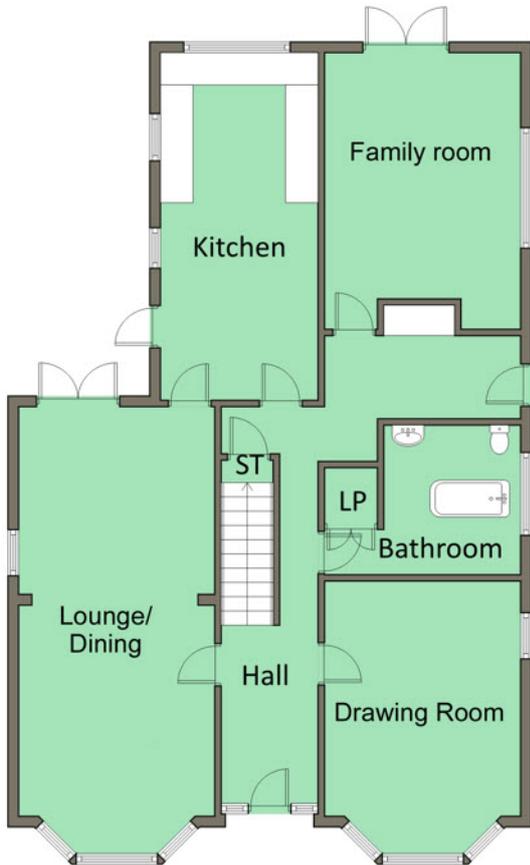




## Outside

Driveway parking to front. Well tended and private gardens to front and rear in lawns, mature shrubs and trees. Boiler house with gas fired boiler. Summer house, garden shed.

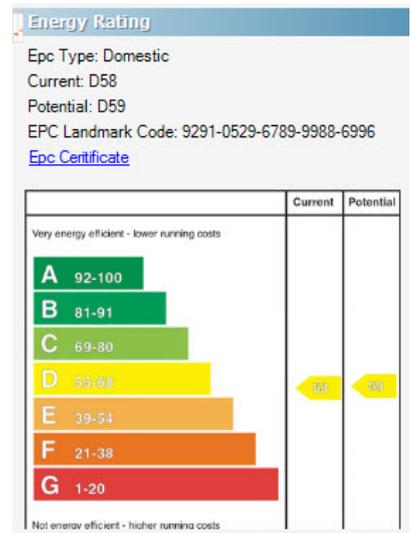




Location:

Travelling along Hamilton Road from Bangor town centre Springfield Avenue is on the left hand side just opposite Ward Park.

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](http://www.templetonrobinson.com)



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