



A beautifully presented semi-detached property occupying an ideal position within an equally popular yet quiet residential area.

Offering bright, spacious, and well-appointed accommodation, the layout briefly comprises hallway, living room, an open plan kitchen – dining overlooking, and with direct access to the rear garden. Upstairs, there are three bedrooms plus luxury modern bathroom. The property is further enhanced by uPVC frame double glazed windows and gas fired central heating. Externally, this is enhanced by spacious tarmac driveway leading to a detached garage. The back garden is neatly landscaped with lawn and feature raised timber decked area. Tastefully decorated throughout, the property leaves little for the eventual purchaser to do but move in and enjoy.

Conveniently located within proximity to Bangor town which offers an array of amenities and recreational pursuits. The shopping facilities at Ashbury are close to hand as are several nurseries and primary schools making it perfect for families. The Bangor carriageway is also close to hand offering ease of access to Belfast and beyond making it ideal for those wishing to commute. All in all, a superb opportunity for a vast range of prospective purchaser from first time buyers and professionals to growing families and even downsizers alike.

Offers Around
£169,950

23 Carlton Park,
Bangor,
BT19 6WR

Viewing by
appointment
through agent
028 9042 4747



- A beautifully presented semi detached property located within an equally popular yet quiet residential area
- Offering bright, spacious, and well-appointed accommodation
- Hallway
- Living Room
- Open plan kitchen - dining
- Three well-appointed bedrooms
- Main bathroom
- Gas fired central heating
- uPVC frame double glazed windows
- Tarmac driveway leading to:
- Detached matching garage
- Neatly landscaped rear garden in lawn with raised timber decked area
- Located within proximity to Bangor town which offers an array of amenities and recreational pursuits
- Ashbury shops plus several nurseries & primary schools are close to hand making it perfect for families
- Will appeal to a wide range of prospective purchaser - Viewing is a must

The Property Comprises:

Ground Floor

uPVC double glazed front door.

HALLWAY:



KITCHEN OPEN PLAN TO DINING: 29' 10" x 10' 10" (9.1m x 3.3m) Modern fitted kitchen with range of high and low level units, laminated worktops, stainless steel sink unit with mixer taps and drainer, space for cooker, space for fridge freezer, plumbed for dishwasher, plumbed for washing machine, ceramic tiled floor, uPVC double glazed door to rear.



LIVING ROOM: 18' 4" x 10' 2" (5.6m x 3.1m)



BEDROOM (1): 10' 10" x 10' 10" (3.3m x 3.3m)



BEDROOM (2): 10' 10" x 8' 10" (3.3m x 2.7m) Wall to wall range of built-in robes.



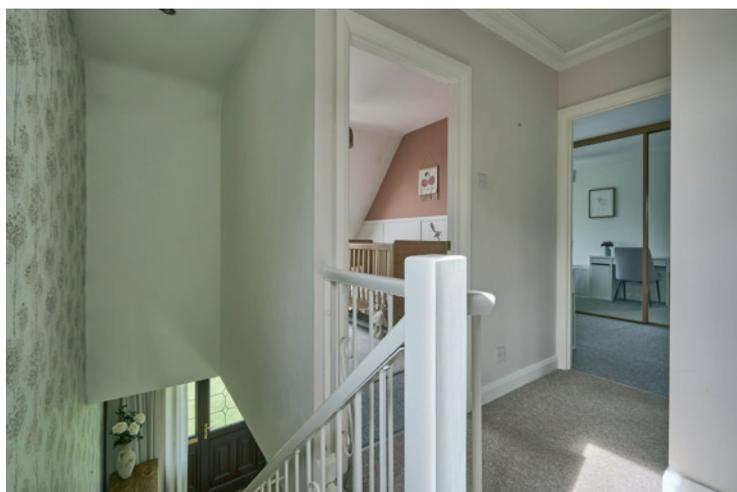
BEDROOM (3): 8' 10" x 6' 7" (2.7m x 2.0m)



BATHROOM: Modern fitted bathroom with centre mixer taps, built-in mains shower unit, pedestal wash hand basin with mixer taps, low flush wc.



LANDING: Minka Slingsby ladder to floored roofspace with light and power.

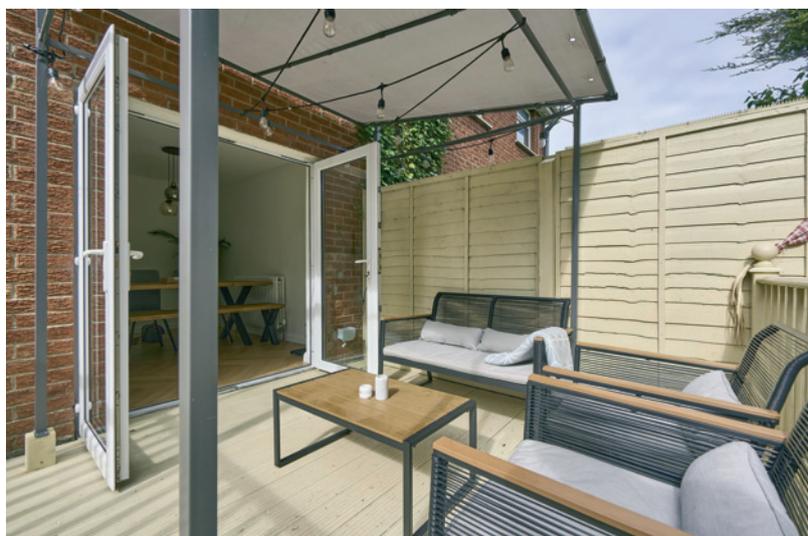


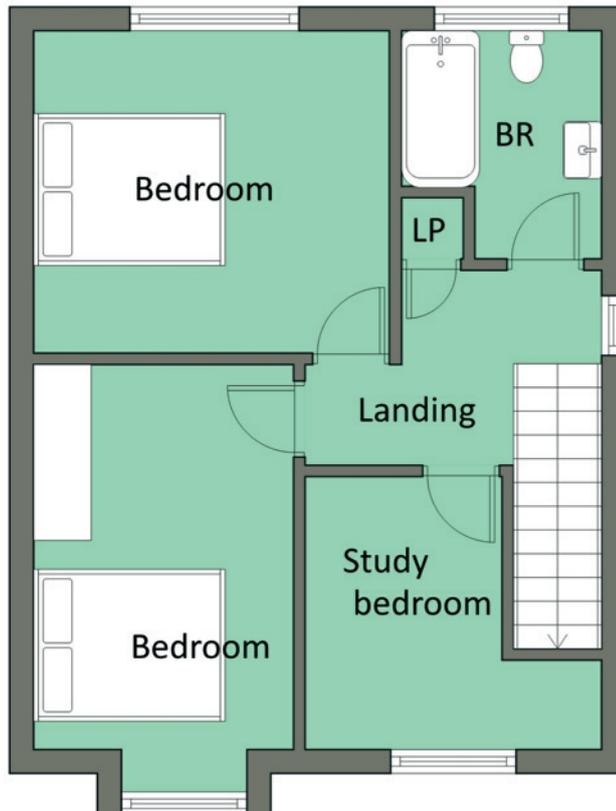
Outside

Tarmac driveway leading to . .

DETACHED GARAGE: Up and over door, light and power.

Enclosed, private, rear garden. Raised timber decked area with steps to lawn, bordered by hedging.

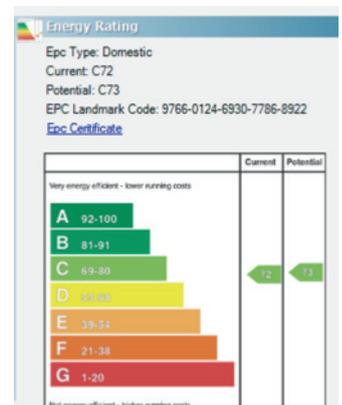




Location:

Travelling along the A2 Bangor carriageway, turn right onto Robinson Road. At the end of the road turn right onto Silverbirch Road then first left onto Ashbury Avenue. Carlton Park is on the left hand side after Ashbury shops.

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



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