



This well proportioned family home occupies a spacious site within this well established area of Bangor West which is well renowned for its mix of quality housing, convenience to leading schools and also within commuting distance of Belfast and beyond, by car or public transport.

Internally the property offers flexible accommodation to suit a broad spectrum of purchasers and currently comprises four bedrooms (two on ground floor), lounge with feature fireplace, conservatory overlooking the garden, cream kitchen with dining area and separate utility room. The property also benefits from bathroom on the ground floor and first floor shower room. Externally there are mature gardens with lawns to front, side and rear, ample parking for several cars and a garage.

All in all, a spacious detached home in a prime residential location.

Offers Over
£279,950

39 Rathmore Road,
BANGOR,
BT19 1NL

Viewing by
appointment
through agent
028 9042 4747

- Detached Chalet Bungalow
- Flexible Accommodation Over Ground & First Floor
- Living Room with Marble Fireplace, Conservatory with Direct Access to the Garden
- Cream Kitchen with Dining Area
- Utility Room
- Two Ground Bedrooms and White Bathroom Suite
- Two First Floor Bedrooms and Shower Room
- Detached Garage with Additional Driveway Parking
- Gas Heating / Double Glazed Windows
- Well Tended Gardens in Lawns, Flowerbeds etc
- Popular & Convenient Bangor West Location



The Property Comprises:

UPVC door to...

Ground Floor

SUN PORCH 10' 0" x 8' 0" (3.05m x 2.44m) Solid oak floor, LED lighting, UPVC door to...

ENTRANCE HALL: Solid oak floor.

CLOAKS Solid oak floor.



LIVING ROOM: 17' 0" x 12' 0" (5.18m x 3.66m) Marble fireplace with gas coal fire, cornice ceiling, double doors to...



CONSERVATORY: 12' 0" x 12' 0" (3.66m x 3.66m) Amtico flooring, double doors to outside.



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KITCHEN/DINER 15' 0" x 8' 0" (4.57m x 2.44m) Cream kitchen with excellent range of high and low level units, laminate work surface, 1.5 stainless steel sink unit with mixer tap, Bosch dishwasher, integrated fridge, range cooker with extractor fan and canopy, matching dresser, dining area, ceramic tiled floor, part tiled walls, LED lighting, uPVC double glazed door to outside.



UTILITY ROOM: Range of units, Miele washer/drier, freezer, ceramic tiled floor, part tiled walls.

LINEN CUPBOARD: Built in storage.



BATHROOM: White bathroom suite comprising panelled bath with mixer tap and telephone hand shower, separate fully tiled shower cubicle with thermostatic shower unit, vanity unit, heated towel rail, low flush WC, ceramic tiled floor, fully tiled walls, low voltage spotlights.



BEDROOM (1): 13' 0" x 8' 10" (3.96m x 2.69m)



BEDROOM (2): 13' 0" x 10' 0" (3.96m x 3.05m)

Open tread staircase to:

First Floor

BEDROOM (3): 12' 11" x 13' 10" (3.94m x 4.22m)



BEDROOM (4): 13' 11" x 11' 0" (4.24m x 3.35m)



SHOWER ROOM: Shower cubicle with Mira shower unit, low flush WC, vanity unit, fully tiled walls, ceramic tiled floor, extractor fan, Velux window, storage into eaves, Gas fired Worcester boiler.



Outside

FRONT GARDEN Laid in lawns, flowerbeds, tarmac driveway with ample parking to...

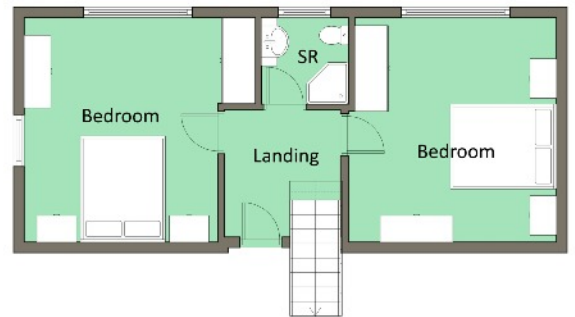
DETACHED GARAGE: 10' 0" x 17' 0" (3.05m x 5.18m) Roller shutter door, light and power.

REAR GARDEN Private enclosed rear garden, laid in lawns bounded by mature trees and flowerbeds etc.

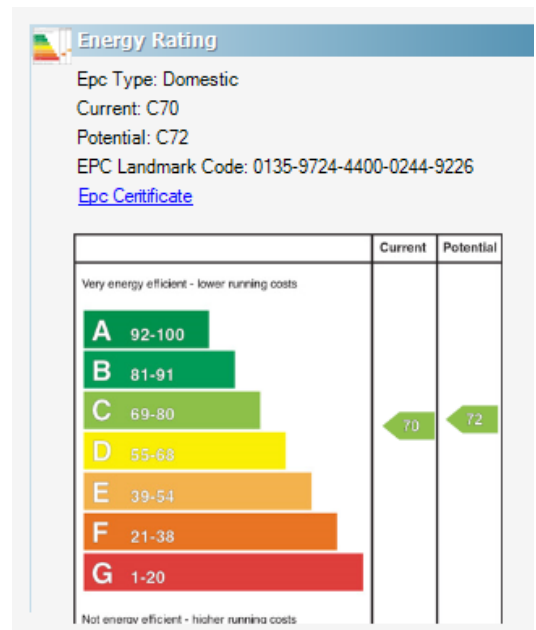


Location:

Travelling along the Crawfordsburn Road turn right into Rathmore at the mini roundabout beside West Church and N0 39 is on the left hand side.



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