



This attractive, modern detached home occupies an elevated site within this popular area of Bangor West, an area which is extremely convenient for commuting to Belfast and beyond, by road or rail, as the railway halt is a few minutes walk away as are many delightful coastal walks.

Internally the property offers spacious living accommodation over three floors and is complemented by an excellent standard of decor throughout. Externally the property benefits from gardens front and rear with a patio area ideal for eating outdoors in summer.

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

Asking Price
£289,950

59 Crawfordsburn Road,
Bangor,
BT19 1BG

Viewing by
appointment with
& through agent
028 9042 4747



- Individually designed family home over three levels
- Extremely well presented throughout
- Sitting Room with feature pine fireplace or Bedroom (4)
- Entertainment sized Kitchen/Living/Dining with double doors to patio/garden
- Ground Floor Cloaks, Utility Room
- First Floor Lounge with door to Balcony - excellent views
- 4 Bedrooms- 3 with En Suite facilities
- Gallery Style Study on 2nd Floor
- uPVC double glazed windows / Phoenix gas heating
- Ample driveway parking / Low maintenance patio garden
- Popular and sought after Bangor West location

The Property Comprises:

Ground Floor

uPVC FRONT DOOR.

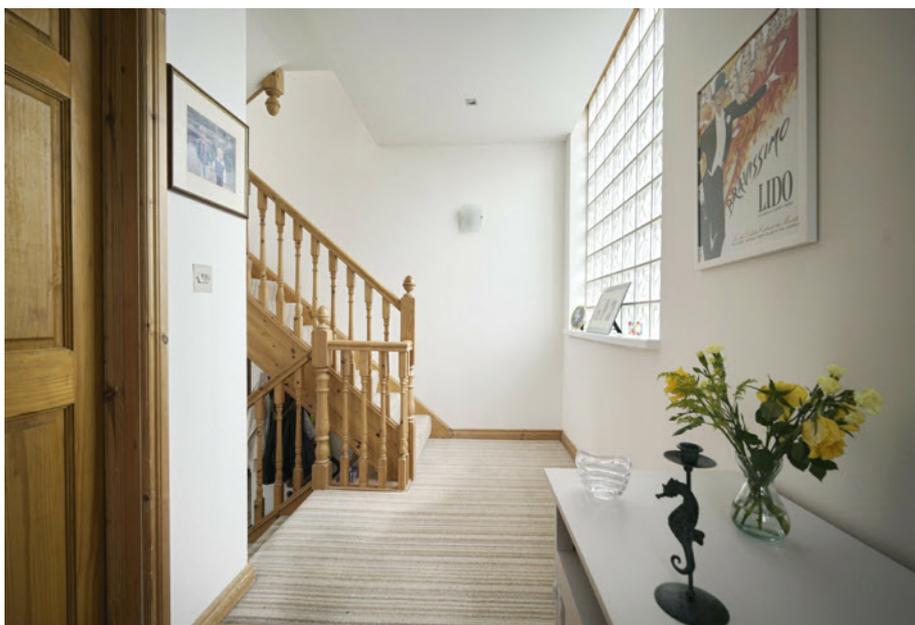
ENTRANCE PORCH: Pine Flooring.

ENTRANCE HALL: Solid pine flooring, double doors with bevelled glass.



SITTING ROOM/BEDROOM (4): 17' 5" x 11' 5" (5.31m x 3.48m) Pine fireplace with slate hearth, low voltage spotlighting. Steps to . . .

HALLWAY: Storage area under stairs, ceramic tiled floor, uPVC door to driveway.



CLOAKS: Low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls.

UTILITY ROOM: Plumbed for washing machine, new gas boiler.

KITCHEN WITH LIVING & DINING AREAS: 25' 6" x 17' 6" (7.77m x 5.33m) (at widest points)
Cream kitchen with range of high & low level units, laminate work surfaces, space for range, extractor fan & canopy, glazed display cabinet, 1.5 bowl stainless steel sink unit with mixer taps, plumbed for dishwasher, Centre Island with solid wood worktop, breakfast bar, ceramic tiled floor, feature glass block window, low voltage spotlighting, double doors to patio/garden.





First Floor

BEDROOM (2): 12' 0" x 7' 4" (3.66m x 2.24m) Built-in robe.

EN SUITE SHOWER ROOM: Fully tiled shower cubicle with thermostat controlled shower unit, low flush wc, vanity unit, ceramic tiled floor.

BEDROOM (3): 12' 0" x 8' 4" (3.66m x 2.54m)

EN SUITE SHOWER ROOM: Fully tiled shower cubicle with thermostat controlled shower unit, low flush wc, vanity unit, ceramic tiled floor.



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LANDING: Feature glass block window. Double doors to . . .

LOUNGE: 17' 4" x 11' 6" (5.28m x 3.51m) Pine fireplace with slate inset & hearth, low voltage spotlighting, door to BALCONY.



Second Floor

MASTER BEDROOM: 17' 3" x 11' 6" (5.26m x 3.51m) DRESSING AREA.

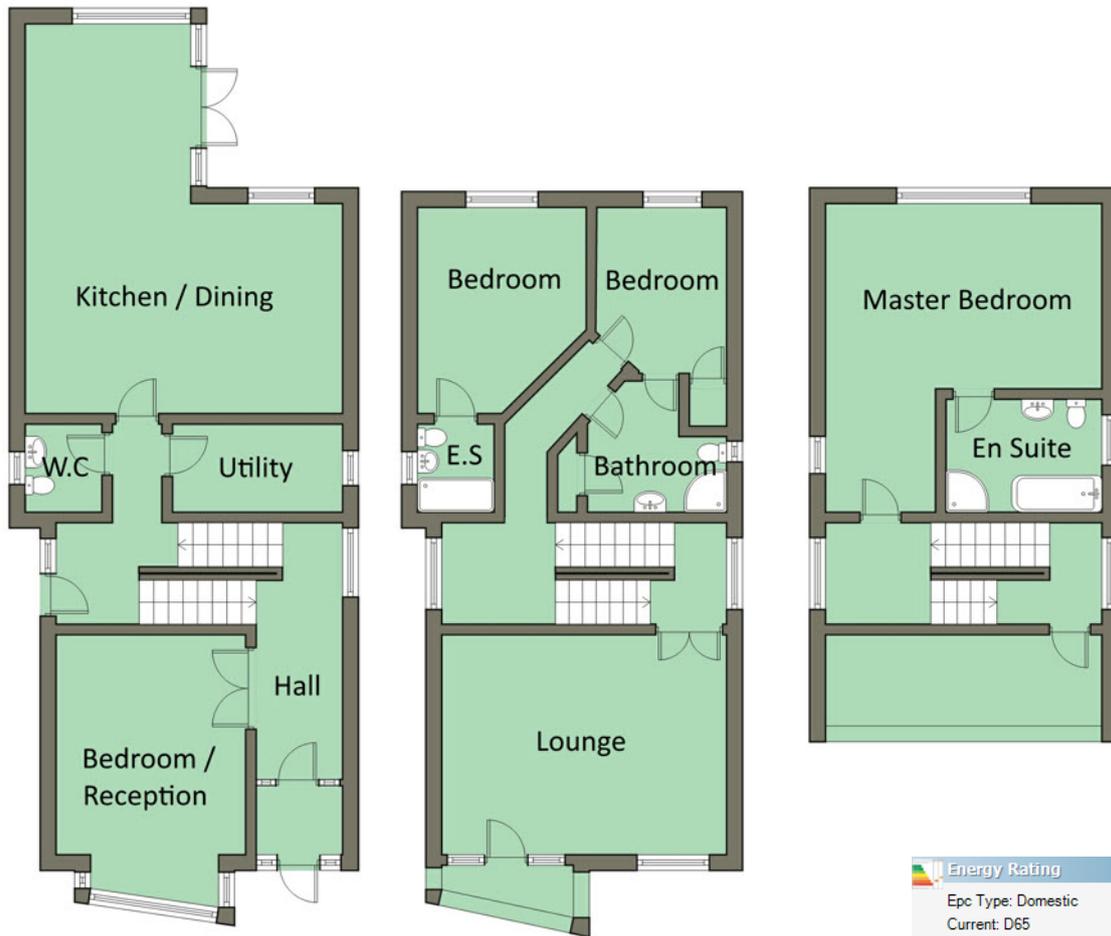
ENSUITE BATHROOM: Panelled bath with mixer taps, fully tiled shower cubicle with thermostatic shower unit, low flush wc, pedestal wash hand basin, heated towel rail. Velux window.



Outside

Brick pavior garden, vegetable garden, garden shed and outside tap.





Location:

Travelling from Crawfordsburn towards Bangor on the Crawfordsburn Road at mini roundabout at West Church, No 59 is on the right 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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Energy Rating

Epc Type: Domestic
 Current: D65
 Potential: D68
 EPC Landmark Code: 9097-0920-6129-9886-8996
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	D65	D68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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