



A well appointed, detached bungalow occupying a generous site, located just off the main Bangor to Belfast dual carriageway at Ballyrobert.

The accommodation is bright, spacious and notably well appointed. The layout could be easily adapted to suit the occupier's requirements; Briefly comprising hallway, lounge with arch through to dining room, separate kitchen open plan to family room plus sitting room and utility room. Further investigation reveals three bedrooms – master with ensuite plus main bathroom. Externally, the property is tucked behind a mature hedge line ensuring maximum privacy from the main road. The property affords a dual vehicular entrance – making it easy to enter and leave the property without having to turn. The large concrete driveway extends to the side and rear of the property, leading to a large detached garage with floored upstairs – Ideal as an annex, studio, home office or for those seeking to run a business from home (subject to the relevant statutory approvals).

A highly convenient position offering ease of access to Belfast, Holywood and Bangor and also just a short distance from Crawfordsburn Village and delightful coastal walks. Viewing is a must to appreciate all this home has to offer.

Offers Around  
£275,000

581 Belfast Road,  
BANGOR,  
BT19 1UD

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Viewing by  
appointment  
through agent  
028 9042 4747



- Occupying a generous, mature site
- Spacious & well appointed detached bungalow
- Lounge with archway through to Dining Room
- Fitted Kitchen Open Plan to Family Room
- Utility Room
- Sitting Room (Could be utilised as a fourth bedroom)
- Three well proportioned bedrooms
- Master with ensuite shower room
- Main bathroom
- uPVC frame double glazed windows
- Oil fired central heating
- Mature gardens to rear
- Concrete driveway offering ample parking to front side & rear
- Large Detached Garage (ground level measuring 9.2 x 6.0m) with fixed staircase leading to floored upstairs
- (Ideal as a home office, studio or for those wishing to run a business from home – subject to relevant statutory approvals)
- Short distance from Crawfordsburn Village and delightful coastal walks
- Highly convenient location offering ease of access along arterial routes to Belfast, Holywood and Bangor



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH:

Glazed inner door to . . .

HALLWAY: Cloakroom cupboard.



LOUNGE WITH ARCH THROUGH TO DINING ROOM: 30' 6" x 11' 10" (9.3m x 3.6m) (into bow window). Attractive fireplace with mahogany surround, marble inset and hearth, electric fire.





KITCHEN: 13' 5" x 11' 2" (4.1m x 3.4m) Range of high and low level units with leaded glazed display cabinets and display shelving, Zanussi built-in eye level oven and grill, built-in four ring ceramic hob, concealed extractor fan, 1.5 bowl composite sink with drainer and mixer tap, built-in dishwasher, breakfast peninsula.



FAMILY ROOM: 11' 6" x 10' 10" (3.5m x 3.3m) Wall mounted electric fireplace.



UTILITY ROOM: 10' 6" x 6' 7" (3.2m x 2m) Range of high and low level units, stainless steel sink with mixer tap and drainer, glazed display cabinet, plumbed for washing machine.



SITTING ROOM: 17' 1" x 9' 10" (5.2m x 3.0m) Floor to ceiling windows, access to oil fired central heating boiler.



MASTER BEDROOM: 11' 6" x 10' 6" (3.5m x 3.2m) Wall to wall range of built-in robes with sliding doors.

ENSUITE SHOWER ROOM: Panelled built-in shower enclosure with mains shower unit, pedestal wash hand basin with mixer tap, low flush wc, part uPVC panelled walls, vinyl flooring, extractor fan, window.



BEDROOM (2): 14' 1" x 9' 6" (4.3m x 2.9m) Built-in robes with cupboard above.



BEDROOM (3): 10' 6" x 9' 10" (3.2m x 3m) Built-in robes with mirrored sliding doors.



BATHROOM: Coloured suite comprising corner panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin with mixer tap, low flush wc, fully tiled walls, vinyl flooring, pine tongue and groove ceiling. Hotpress with lagged copper cylinder and shelving.



Outside

Dual vehicular access; spacious concrete driveway to front, side and rear.

GARAGE: 30' 2" x 19' 8" (9.2m x 6m) Roller door to front, up and over door to side, light and power, tiled floor, gardeners wc. Fixed staircase to . . .

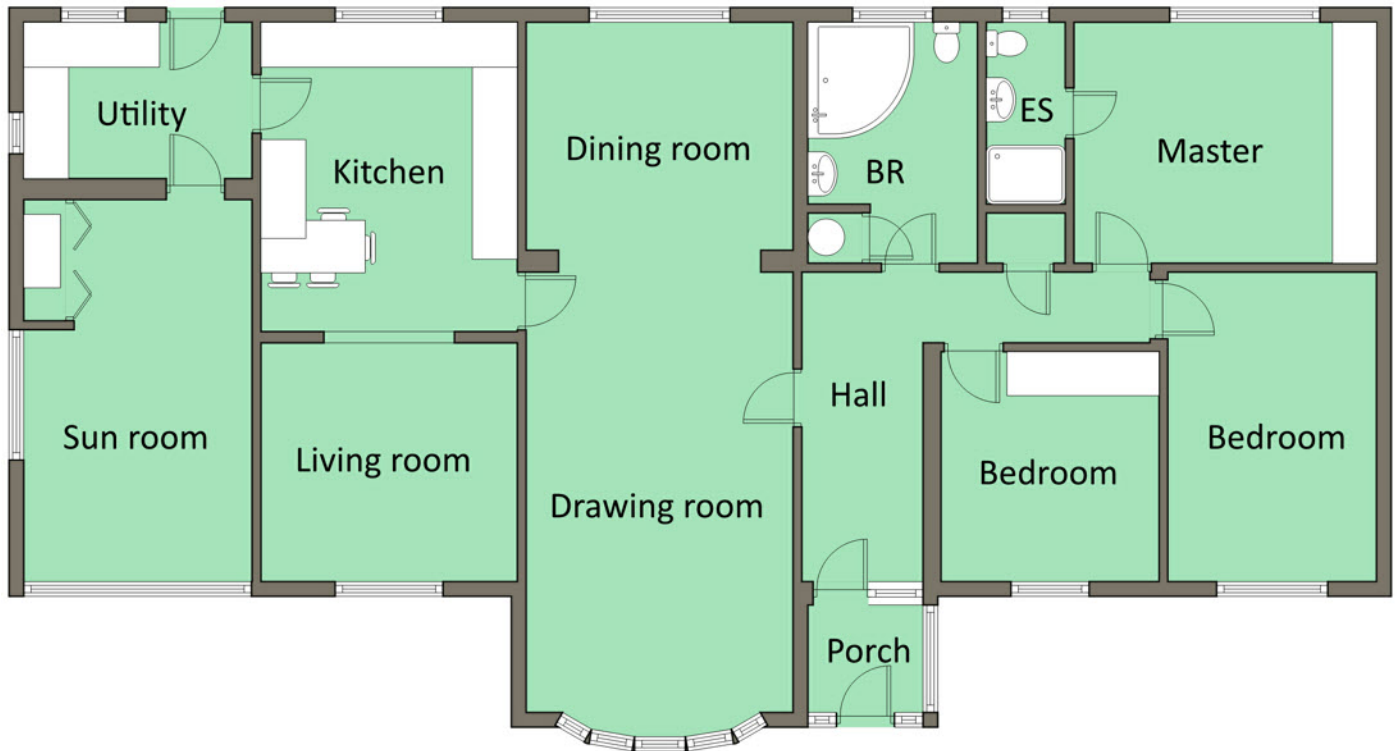
FLOORED UPSTAIRS AREA: 30' 2" x 11' 2" (9.2m x 3.4m) Ideal as home office, studio or for those wishing to run a business from home, subject to relevant statutory approvals.

Mature gardens to rear, outside tap, uPVC oil tank.





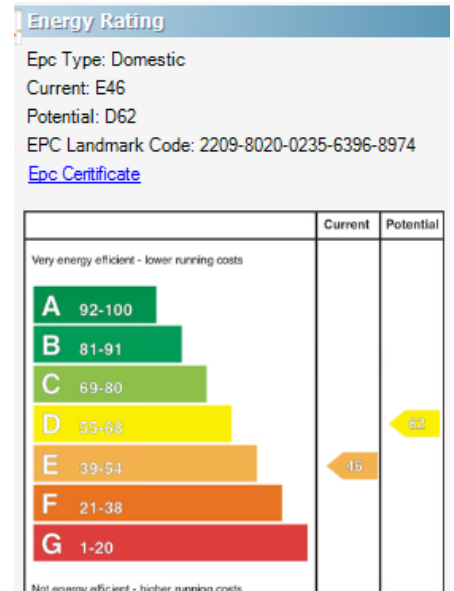




## Location:

Travelling from Holywood along the main Belfast to Bangor A2 dual carriageway continue past the signposted turning to Helen's Bay at Craigdarraigh Road. Number 581 is located on the right hand side (before the Ballyrobert Vauxhall garage).

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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