

TEMPLETON  
ROBINSON



12B Farnham Road,  
BANGOR,  
BT20 3SP

Offers Around  
£525,000

Viewing by  
appointment with  
& through agent  
028 90 424747



'Farnham Road' nestled in the heart of Bangor West and really is Location, Location, Location. It gives us immense pleasure to bring to market this magnificent Detached Family Villa. The property has been carefully maintained by the present owners, offering a modern and contemporary home – with nothing to do but move in and enjoy.

The accommodation is deceptively spacious and arranged over two floors and the emphasis is on the use of natural light with neutral colours. The Ground Floor comprises Entrance Hall with Cloak Room WC, Lounge with feature wood burning stove and solid oak flooring, superb open plan Kitchen / Living / Dining with Breakfast Island and patio doors to rear garden, separate Pantry and

Utility Room. The First Floor features four Bedrooms to include the Principal with Ensuite and Family Bathroom. Outside there is a Detached Garage and an excellent front forecourt for parking. The enclosed private rear garden is laid in lawn with patio areas and a further paved corner Sun Terrace – ideal for summer entertaining. The residence is conveniently located for all North Down schools plus Bangor Train Station is only a short walk. For the sporting enthusiast Royal Ulster Yacht Club and Bangor Golf Club are all on your doorstep. This property is not to be missed, and we strongly encourage an early viewing.



- Superb Detached Villa circa 1649 sq ft
- Finished to the Highest Specification
- Lounge with Marble Fireplace with Cast Iron Stove
- Entertainment sized Kitchen / Living / Dining with Direct Access to the Patio / Garden
- Utility Room / Cloaks on Ground Floor with Low Flush Suite
- 4 Well Proportioned Bedrooms, Principal with Ensuite Shower Room
- Luxury Family Bathroom
- Gas heating - underfloor heating to the ground floor / Double Glazed Windows
- Detached Garage/ Additional Parking Area
- Fully Enclosed Rear Garden / Paved Patio Area & Sun Terrace/ Bbq Area to Front
- Superb & Secluded Bangor West Location

Telephone 028 9042 4747

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

The Property Comprises:

Ground Floor

LOUNGE: 23' 9" x 13' 7" (7.24m x 4.14m) Bespoke shelving and cupboards, marble fireplace with cast iron wood burning stove, solid oak flooring.



KITCHEN: 12' 5" x 10' 9" (3.78m x 3.28m)



Open plan to . . .

LIVING ROOM/DINING ROOM 16' 2" x 14' 5" (4.93m x 4.39m)



CLOAKROOM: Low flush wc, wash hand basin, with drawer below, ceramic tiled floor.

## First Floor

PRINCIPAL BEDROOM: 16' 2" x 10' 6" (4.93m x 3.2m) Feature wood panelled wall.

ENSUITE SHOWER ROOM: Double shower cubicle with thermostatic shower unit and rain shower head, low flush wc, wash stand, heated towel rail, ceramic tiled floor, part tiled walls, extractor fan, LED lighting.



BEDROOM (2): 14' 11" x 8' 7" (4.55m x 2.62m)



BEDROOM (3): 13' 7" x 9' 8" (4.14m x 2.95m)



BEDROOM (4): 10' 5" x 9' 11" (3.18m x 3.02m) (at widest points).



BATHROOM: Free standing bath with mixer tap and telephone hand shower, separate fully tiled shower cubicle with thermostatic shower unit and rain shower head, low flush wc, contemporary wash stand, heated towel rail, part tiled walls, ceramic tiled floor, LED lighting, extractor fan.

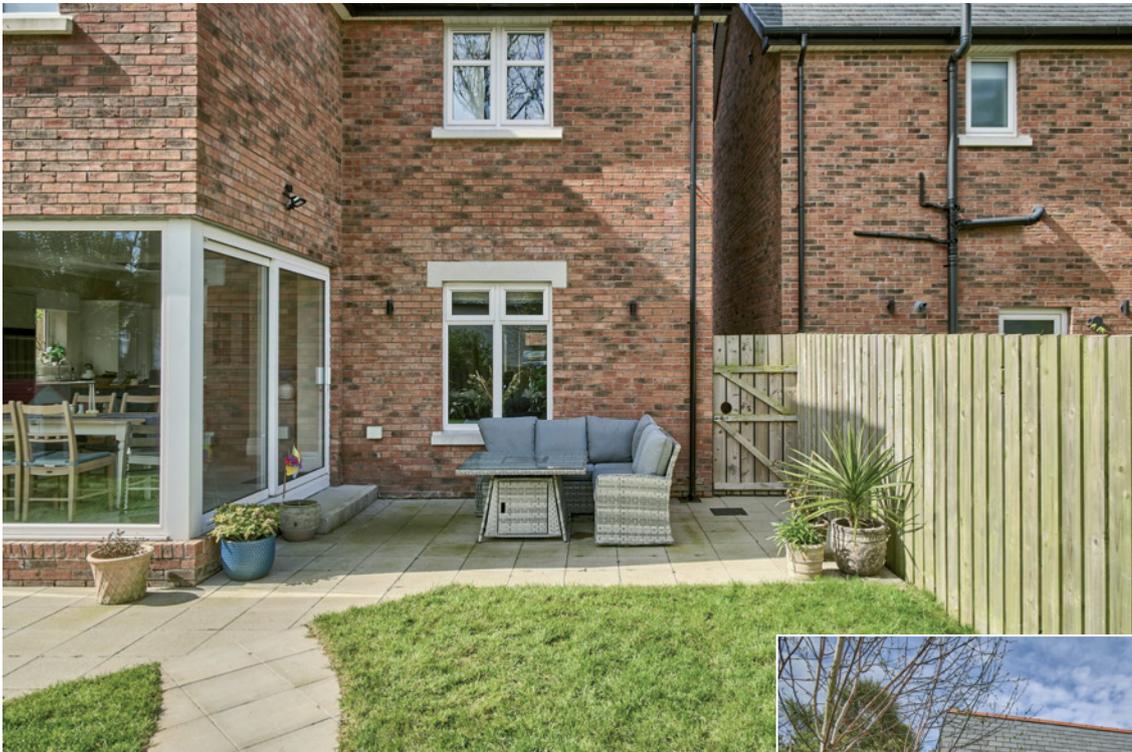


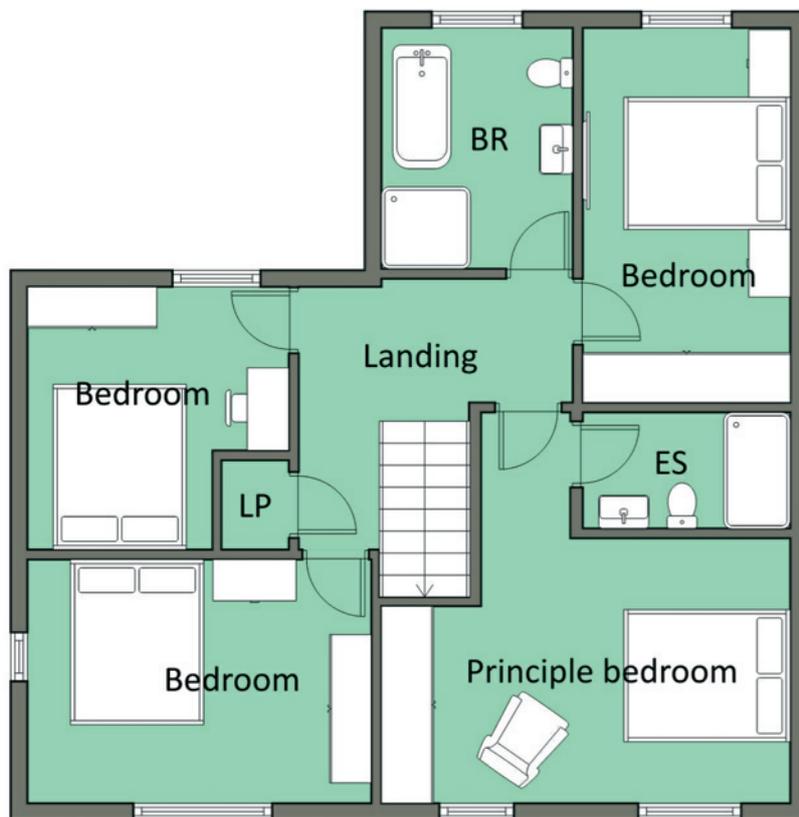
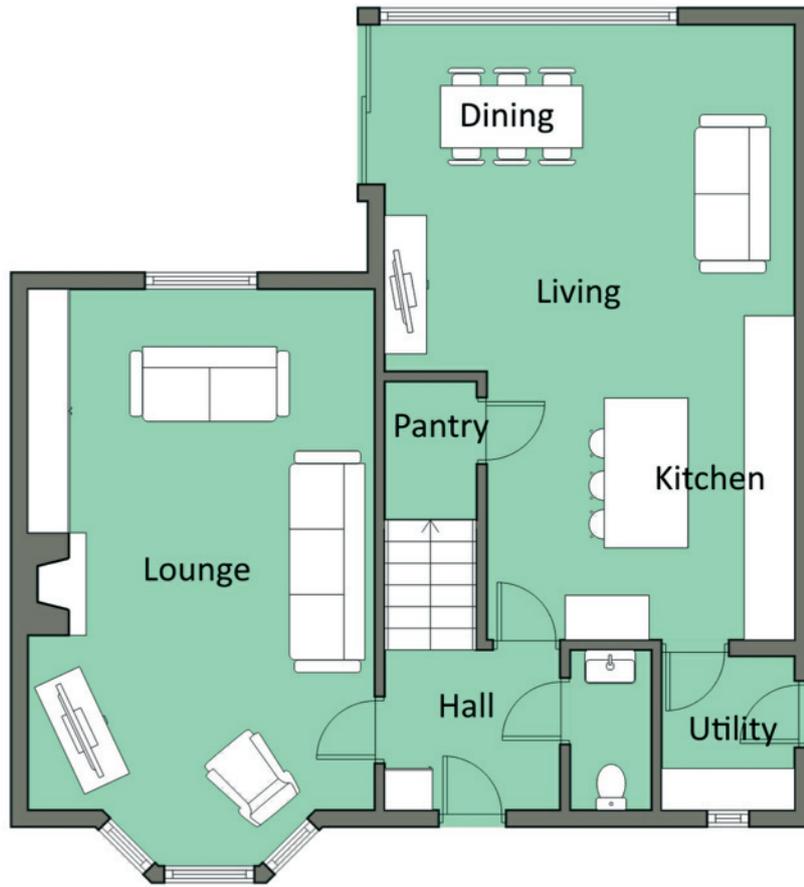
Outside

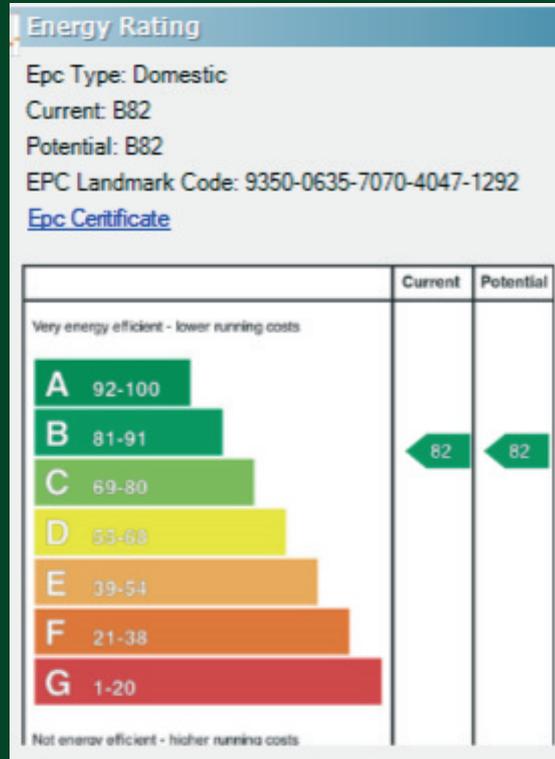
DETACHED GARAGE: Electric up and over door, gas fired boiler.











**Location:**

Travelling from Bryansburn Road turn left into Farnham Road and No12 is on the right hand side.  
 Site 2 is to the rear of Holy Lodge (12 Farnham Road).

- 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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