

HOUSE & SITE WITH FULL PLANNING PERMISSION



Excellent Development Opportunity - House & Site with Full Planning

This red brick detached family home is in need of complete modernisation. The accommodation currently comprises four well proportioned reception rooms and six bedrooms over the first and second floor. This is an ideal opportunity to put your own stamp on a property within this superb residential area.

With the added benefit of a site in the rear garden. This is great for someone wanting a self build. The building works are ready to start as the foundations have already been laid. The planning ref is W/2010/0459/F and is for the demolition of existing double garage and construction of a detached dwelling with associated landscapes.

Offers in the region of
£500,000

21 Windsor Avenue,
Bangor,
BT20 3DQ

Viewing by
appointment
through agent
028 9042 4747

- Detached Family Home & Site with FPP (W/2010/0459/F
- House is in need of complete refurbishment
- Four Spacious Reception Rooms
- Cloaks with low flush suite
- Kitchen
- 6 Bedrooms over the First & Second Floor
- Bathroom
- Oil Heating / Double Glazed Windows
- Site with Full Planning for a Sizable Dwelling
- Foundations have been laid therefore planning is valid
- Popular & Sought After Location

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ORIGINAL TILED ENTRANCE PORCH: Inner door with leaded and stained glass.

ENTRANCE HALL: Original tiled flooring, storage under stairs.

CLOAKROOM: Low flush wc, pedestal wash hand basin, part wood panelled walls.

LOUNGE: 18' 4" x 14' 10" (5.59m x 4.52m) (into bay). Carved wooden fireplace with tiled inset and hearth, open fire, exposed and treated wood flooring, cornice ceiling, picture rail.

DRAWING ROOM: 18' 8" x 17' 11" (5.69m x 5.46m) Carved wood surround, slate inset and hearth, raised dog grate, open fire, exposed and treated wood flooring, cornice ceiling, picture rail.

DINING ROOM: 17' 1" x 12' 8" (5.21m x 3.86m) Fireplace with wood surround and open fire.

FAMILY ROOM: 12' 8" x 12' 0" (3.86m x 3.66m) Laminate wood floor, cast iron stove, plate rack.

KITCHEN: 17' 3" x 10' 6" (5.26m x 3.2m) Range of units, Rayburn, electric cooker point, space for fridge, 1.5 bowl sink unit with mixer tap.

First Floor Return

Feature stained glass window.

BATHROOM: Corner bath, shower cubicle, pedestal wash hand basin.

SEPARATE WC: Low flush wc.

First Floor

LANDING:

BEDROOM (1): 18' 1" x 13' 5" (5.51m x 4.09m) Shower cubicle, slate fireplace.

BEDROOM (2): 19' 0" x 14' 4" (5.79m x 4.37m) Slate fireplace.

BEDROOM (3): 15' 5" x 14' 5" (4.7m x 4.39m) Wooden fireplace, cast iron tiled inset with tiled hearth.

BEDROOM (4): 13' 5" x 12' 6" (4.09m x 3.81m) Slate fireplace.

Store, coal store.

Second Floor

LANDING: Access to roofspace.

BEDROOM (5): 14' 6" x 8' 2" (4.42m x 2.49m) Fireplace.

BEDROOM (6): 18' 9" x 13' 5" (5.72m x 4.09m) Fireplace.

STUDY: 12' 7" x 12' 2" (3.84m x 3.71m)





Location:

Travelling towards Bangor on the Bryansburn Road, Windsor Avenue is on the right hand side. No 21 is at the end of the cul de sac.

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

Energy Rating

Epc Type: Domestic
 Current: F35
 Potential: F38
 EPC Landmark Code: 2080-3005-1204-4619-9200
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	35	38
G 1-20		
Not energy efficient - higher running costs		

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