



This unique detached property occupies a secluded site offering a wealth of accommodation in a highly sought after location benefitting from views extending over Carnalea, the Irish Sea, Scotland and out to Belfast Lough whilst also affording ease of access to Carnalea Halt, Carnalea Golf Club and the coastal path which runs uninterrupted from Holywood to Bangor Marina.

Internally the property is exceptionally well presented and does not disappoint with superb family accommodation over three floors, with additional excellent annex accommodation which could be used as Airbnb, granny annex or for those running a business from home. The annex could easily be integrated into part of the main home if desired. Externally the property benefits from ample off street parking, garage and well maintained mature gardens.

Properties of this nature, in this location rarely come available to the market and as such viewing at your earliest convenience is highly recommended.

Offers Over
£499,950

8D Killaire Avenue,
Bangor,
BT19 1EW

Viewing by
appointment
through agent
028 9042 4747



- Large Detached Family Home with Views over Carnalea, the Irish Sea, Scotland & out to Belfast Lough
- Excellent Additional Annex Accommodation
- Prestigious Address Located Along the North Down Coastline with Access to Coastal Walks Between Holywood and Bangor
- Versatile Split Level Accommodation Ideal for the Family or for Guests
- Lounge with Contemporary Fireplace and Dining Area
- Conservatory with Fabulous Sea Views
- Modern Fitted Kitchen with Range of built-in Appliances and Sea Views
- Separate Utility Room
- Master Bedroom with Ensuite Shower Room
- Two Further Bedrooms on the Ground Floor
- uPVC Double Glazing and Gas Fired Central Heating (Annex fitted with separate Gas Fired Central Heating)
- Ample Off Street Parking
- Detached Single Garage
- Well Tended Gardens Laid in Patio Area, Lawn and Mature Planting and Shrubbery
- Close to Carnalea Golf Club, Carnalea Railway Halt and Convenient to the Local Bus Network for Schools and Commuting to Belfast and Bangor

The Property Comprises:

Entrance

ENTRANCE HALL: 15' 9" x 8' 1" (4.8m x 2.46m) Composite front door with glazed side panels. Feature vaulted ceiling. Recessed lighting. Ceramic tiled floor. Steps down to lower ground floor.

Ground Floor

CLOAKS CUPBOARD: Pressurised hot water cylinder.



SEPARATE WC: Low flush wc, ceramic tiled floor, partially tiled walls.

UTILITY ROOM: 10' 7" x 8' 1" (3.23m x 2.46m) Range of high and low level units, 1.5 drainer stainless steel sink unit with mixer taps, plumbed for washing machine, recessed for tumble dryer, ceramic tiled floor, partially tiled walls, glazed uPVC door to rear car parking.



BEDROOM (3): 12' 10" x 9' 0" (3.91m x 2.74m) Wood flooring.



BEDROOM (2): 14' 11" x 9' 0" (4.55m x 2.74m) Wash stand with circular wash hand basin.



BATHROOM: Modern white bathroom suite, jacuzzi bath with mixer tap and telephone hand shower, low flush wc, wash hand basin with mixer tap, fully tiled built-in shower cubicle with Mira Gem 88 shower unit, fully tiled walls, ceramic tiled floor, low voltage spotlighting, extractor fan.



First Floor



First Floor

KITCHEN/DINING AREA: 16' 10" x 10' 8" (5.13m x 3.25m) Panoramic views accross Belfast Lough and surrounding coastline. Excellent range of high and low level units with two integrated Smeg ovens, one standard, one large. Recess for American style fridge freezer. Double stainless steel Blanco sink with mixer tap. Integrated Smeg dishwasher. Smeg five ring gas hob and Elica glazed extractor hood with built-in lighting. Quartzite work surfaces and tinted glass upstands. Additional island unit with breakfast bar seating and storage. Pantry style cupboard and storage. Ceramic tiled floor. Recessed lighting and feature vertical radiator.



BEDROOM (4): 12' 11" x 9' 0" (3.94m x 2.74m) Wood flooring, currently used as office.



SITTING ROOM: 27' 10" x 16' 0" (8.48m x 4.88m) Granite fireplace with open fire, granite hearth, LED lighting, wood flooring



CONSERVATORY: 13' 0" x 10' 0" (3.96m x 3.05m) Amtico flooring.



Second Floor

MASTER BEDROOM: 17' 0" x 14' 0" (5.18m x 4.27m) Twin Velux windows with integrated blinds. Panoramic views across Belfast Lough and surrounding coastline towards the Copelands. Excellent range of built-in wardrobes with hanging rails and shelving. Drawer packs and cupboard. Recessed lighting.



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit. Vanity sink unit with built-in storage, wash hand basin and mixer tap. Low flush WC. Heated towel rail. Velux window with integrated blind. Views over Belfast Lough. Recessed lighting and extractor fan.



ANNEX:

Gas fired central heating, uPVC double glazed.

Entrance

uPVC double glazed front door with sidelights to tiled reception with cloaks comprising low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls.



Ground Floor

KITCHEN / DINING / LIVING: 20' 11" x 16' 10" (6.38m x 5.13m) Vaulted ceiling, range of high and low level units, built-in fridge freezer, plumbed for washing machine, 2 bowl corner stainless steel sink unit with mixer tap, tiled splashback, ceramic tiled floor, space for oven, extractor hood, glazed display cabinet, low voltage spotlighting.



BEDROOM: 14' 0" x 15' 0" (4.27m x 4.57m) Feature glass brick wall, built-in wardrobe with mirrored sliding doors.



ENSUITE SHOWER ROOM: Walk-in shower cubicle with thermostatic shower unit. Low flush WC. Pedestal wash hand basin with mixer tap. Recessed lighting.



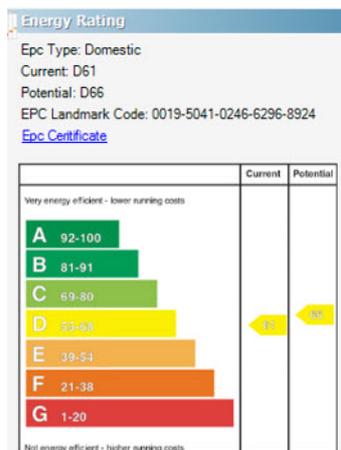
Outside

DETACHED GARAGE: 15' 10" x 15' 0" (4.83m x 4.57m) Up and over door, light and power. Driveway car parking to front with gardens in lawns and hedge boundary. Landscaped flower beds with an array of planting and shrubs. Rear courtyard with gated entrance leading to detached garage. Outdoor lighting.



Location:

Travelling along the Crawfordsburn Road towards Bangor, turn left into Killaire Park. 8D is the first house on the left hand side as the road sweeps right, becoming Killaire Avenue.



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 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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