



Built to a most exacting specification this well appointed detached family home has been cleverly designed to enjoy superb sea glimpses over Belfast Lough from the principal rooms. This home extends to approximately 4000 sq ft and benefits from spacious accommodation that could also lend itself to someone wishing to work from home or to the larger or extended family wanting space and flexible living.

This family home enjoys a spacious lounge on the upper level with wood burning stove, dining room, modern kitchen, utility room on the ground floor and family snug on the lower level leading to a private patio area. With also adaptable bedroom accommodation with 5 bedrooms in total, Master on the lower ground floor both with ensuite and dressing room. Externally the gardens are laid out in lawns, various seating areas in paving and seating and a variety of shrubs.

Situated within this superb area of Bangor West with only a stone's throw from the coastal path for the walking enthusiast and also ideal for commuting to Belfast and beyond by road or rail as the railway halt at Bangor West is only a short stroll away. With so much on offer we anticipate strong demand so we recommend early internal inspection.

Offers Around
£425,000

4A Lyndhurst Gardens,
BANGOR,
BT19 1AZ

Viewing by
appointment
through agent
028 9042 4747



- Superb Family Home set in a highly desirable location close to schools and shops
- Generous family accommodation set over three floors
- Solid Maple Kitchen with Casual Dining Area, Separate Utility Room
- Dining Room & Home Office
- Lounge on Upper Level with wood burning stove & Lough Views
- Family Room on Lower Level with Wood Burning Stove
- Master Bedroom with Ensuite Shower Room and Dressing Room
- 4 Further Bedrooms and Family Bathroom
- Integral Double Garage with additional Driveway Parking
- Oak Upvc Double Glazed Windows/ Oil Heating (underfloor to Ground & First Floor)
- Superb Gardens in lawns, shrubs, seating areas that enjoy the sun throughout the day/
Outside lighting.
- Popular & Sought after Location

The Property Comprises:

Ground Floor

Glazed front door...

ENTRANCE HALL: Ceramic tiled floor.

CLOAKS: Built-in cupboards, ceramic tiled floor.

CLOAKROOM: Low flush wc, vanity unit, ceramic tiled floor.

OFFICE: 10' 11" x 9' 7" (3.33m x 2.92m) Built-in desk unit, shelving, cupboards, ceramic tiled floor.



DINING ROOM: 17' 0" x 12' 8" (5.18m x 3.86m) Ceramic tiled floor, low voltage spotlighting, cornice ceiling.



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KITCHEN: 18' 10" x 18' 0" (5.74m x 5.49m) (at widest points). Solid maple kitchen with excellent range of high and low level units, granite work surfaces, double stainless steel sink unit with mixer taps, granite drainer, Bosch integrated dishwasher, oil fired Aga used for cooking only, glazed display cabinet, plumbed for American style fridge freezer, ceramic tiled floor, casual dining area.



UTILITY ROOM: 14' 8" x 8' 5" (4.47m x 2.57m) Full range of units, stainless steel sink unit with mixer taps, 4 ring hob and oven, plumbed for washing machine, space for tumble dryer, display shelves, ceramic tiled floor. Door to outside. Service door to garage.



First Floor

BEDROOM (2): 12' 9" x 10' 8" (3.89m x 3.25m) Solid wood floor. Access to roofspace, light and power.

LOUNGE: 21' 9" x 16' 9" (6.63m x 5.11m) Cast iron wood burning stove. Solid wood flooring,



Upper Level



BEDROOM (3): 15' 0" x 12' 7" (4.57m x 3.84m) Wall to wall range of built-in robes. Excellent lough views, solid wood floor.



BEDROOM (4): 15' 0" x 12' 7" (4.57m x 3.84m) (at widest points). Wall to wall range of built-in robes. Excellent lough views, solid wood floor.



BATHROOM: Soft cream suite comprising jacuzzi style bath, low flush wc, vanity unit, built-in cupboards and drawers, separate fully tiled shower cubicle with Aqualisa shower unit, heated towel rail, ceramic tiled floor, fully tiled walls, low voltage spotlighting. Linen cupboard with radiator and built-in shelving.



LUGGAGE ROOM: Accessed from the landing.

BEDROOM (5): 20' 8" x 20' 1" (6.3m x 6.12m) Solid wood floor, low voltage spotlighting, Velux windows.



Lower Level

FAMILY ROOM: 12' 7" x 11' 1" (3.84m x 3.38m) Ceramic tiled floor, cast iron wood burning stove. Double doors to decked patio.



MASTER BEDROOM: 12' 8" x 12' 7" (3.86m x 3.84m)



WALK-IN DRESSING ROOM: Mr and Mrs wall to wall range of built-in robes, ceramic tiled floor.



ENSUITE BATHROOM: Comprising Jacuzzi style bath, fully tiled shower cubicle with Aqualisa shower unit, vanity unit, low flush wc, ceramic tiled floor, low voltage spotlighting.



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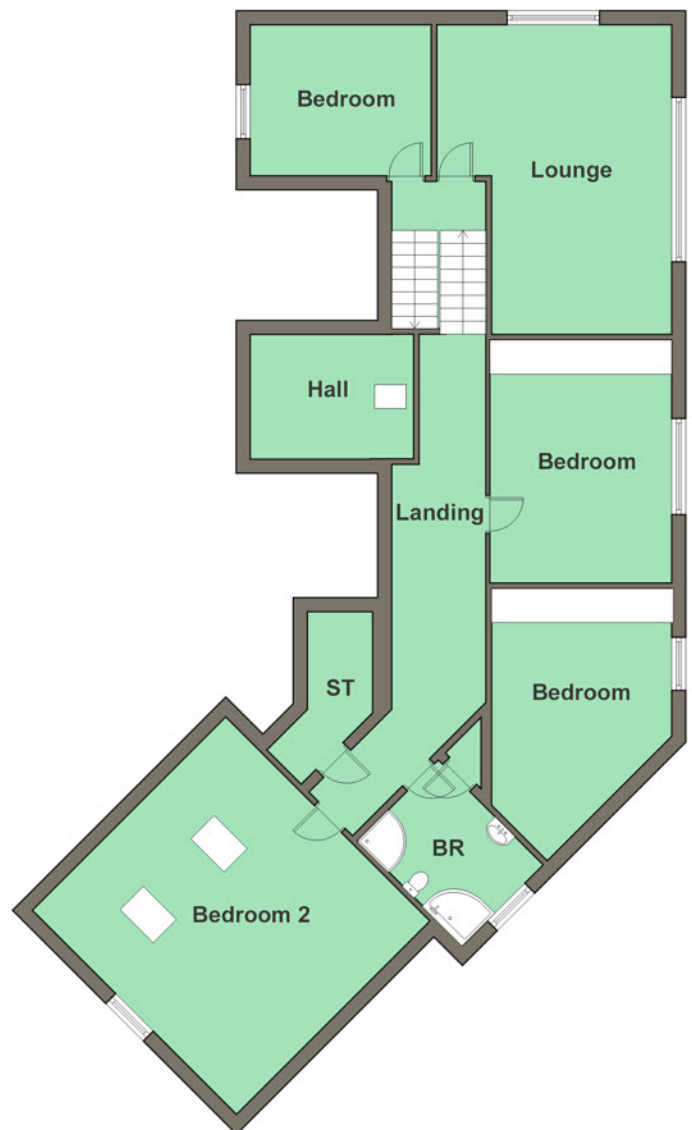
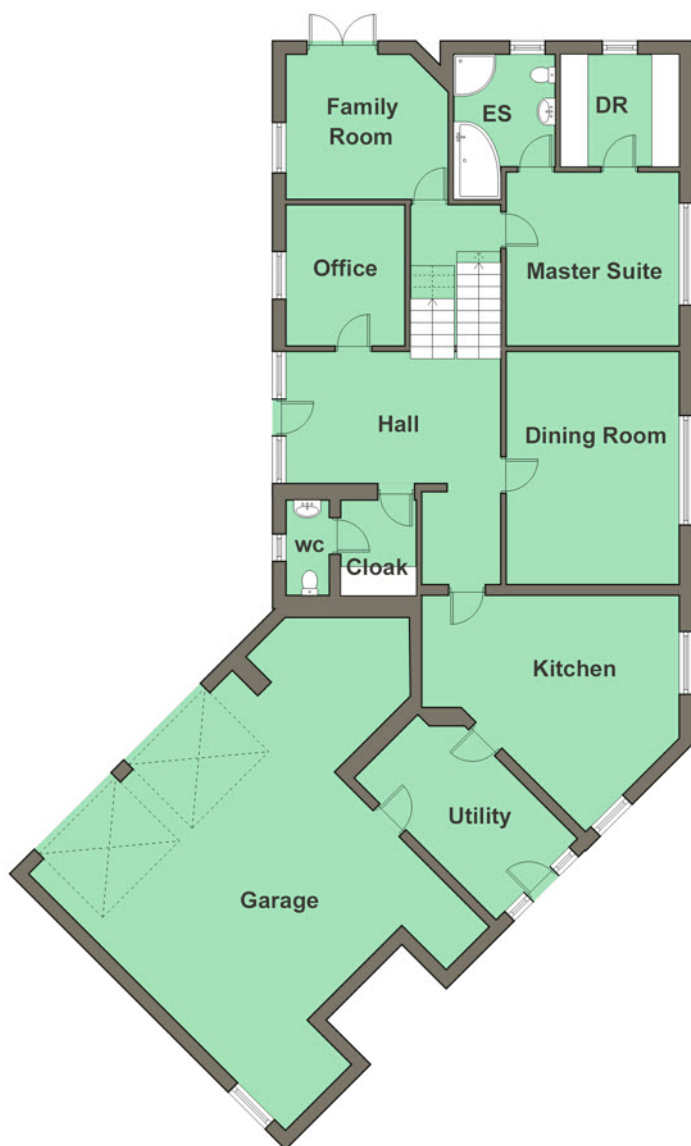
Outside

GARAGE: 24' 3" x 20' 0" (7.39m x 6.1m) Twin electric roller shutter doors, light and power.

Further utility area with cupboards, space for fridge freezer. Pressurised water system, oil fired boiler, BEAM vacuum system.

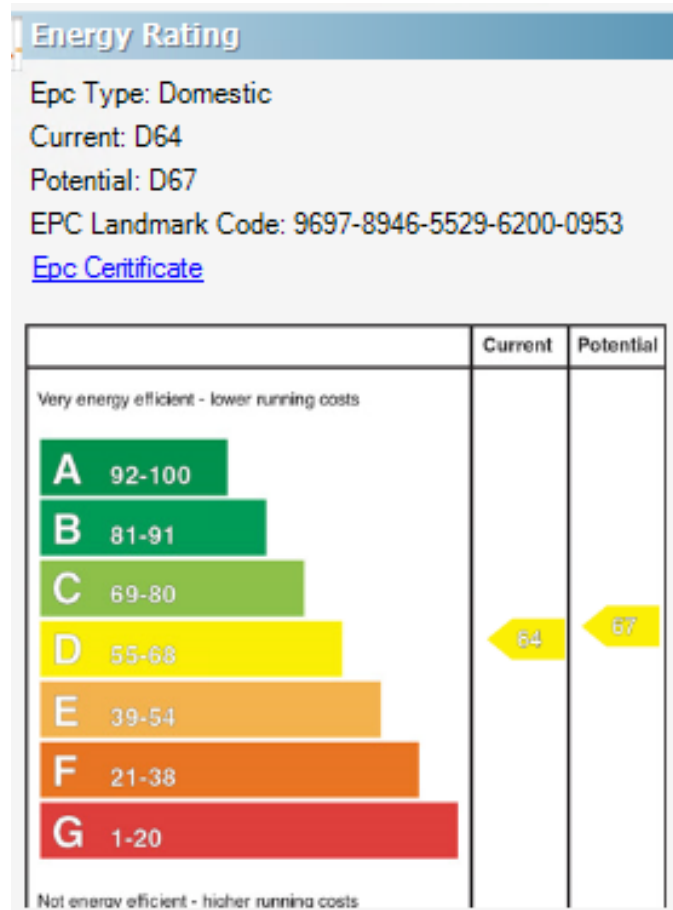
Sunken garden in decking. Summerhouses, one with power. Outside lighting, shrubs. Built-on storage area, plastic oil tank. Patio area in paving, light and power, pebbled area. Brick paviour driveway with ample parking. Motion activated lighting in driveway. Rear garden 40m x 22m with mature shrubs, lighting and garden laid in lawns.





Location:

Travel from the A2 into Bangor, move onto the slip road at Springhill at the fly over, turn left onto the Springhill Road, turn left onto Lyndhurst Crescent then 2nd right on to Lyndhurst Gardens.



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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