

TEMPLETON
ROBINSON



20 Farnham Road,
BANGOR,
BT20 3SW

Offers Around
£499,950

Viewing by
appointment with
& through agent
028 90 4247474





This attractive detached family home is situated in the popular and sought after area of Farnham Road in Bangor West.

The four bedroom home is immaculately presented throughout and only upon entering can one appreciate the charm associated with properties as special as this.

Exuding character the property is bright and spacious with living room area, lounge/dining area with double doors leading to raised seating area, open plan kitchen/dining, separate utility room and large sun room area.

The property has magnificent sea views from the kitchen, sun room, living room and dining room. Upstairs there are four bedrooms with one also benefitting from these spectacular views. Externally the enclosed rear garden enjoys a sunny aspect which is easily and well maintained.

A fantastic opportunity to purchase this magnificent home close to many amenities, schools, churches and Bangor town centre. Early viewing is highly recommended to avoid disappointment.





- Attractive & Well Presented Family Home in the Ever Popular & Sought After Area of Farnham Road
- Extremely Well Presented Throughout
 - Downstairs WC
 - Living Room
- Open Plan Kitchen/Dining Area with Sea Views
 - Utility Room
 - Sun Room
- 4 Generous Bedrooms
 - Main Bathroom
- Detached Double Garage
- Pebbled Driveway with Car Parking
- Front & Rear Fully Enclosed Gardens
 - Close to Many Local Amenities, Schools, Bangor Town Centre & Transport Links

Telephone 028 9042 4747
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Tiled entrance to . . .

Hardwood front door with side windows and top light to . . .

ENCLOSED ENTRANCE PORCH: Bevelled glazed door to . . .

ENTRANCE HALL: Mahogany solid wood strip floor, storage under stairs.

DOWNSTAIRS SHOWER ROOM.: Fully tiled built-in shower cubicle with Mira Sport shower, low flush wc, pedestal wash hand basin with mixer tap, heated towel rail, ceramic tiled floor, fully tiled walls.

LIVING ROOM: 18' 4" x 11' 2" (5.6m x 3.4m) Mahogany solid wood strip floor, open fire with cast iron inset, slate hearth, feature tiles and attractive marble surround.

LOUNGE/DINING: 27' 3" x 9' 10" (8.3m x 3m) Mahogany solid wood strip floor, open fire with cast iron inset and attractive granite surround, uPVC double glazed doors to decked seating area.

KITCHEN WITH CASUAL DINING AREA : 21' 4" x 10' 10" (6.5m x 3.3m) Excellent range of high and low level units, laminate and granite worktops, Belfast sink with mixer tap, Creda free standing oven with four ring ceramic hob, built-in extractor fan, ceramic tiled floor, part tiled walls, sea views. Glazed double doors to . . .

SUN ROOM: 12' 10" x 10' 10" (3.9m x 3.3m) Velux skylight, ceramic tiled floor, double glazed double doors to garden.

UTILITY ROOM: 7' 7" x 5' 7" (2.3m x 1.7m) Space for washing machine and tumble dryer, laminate worktops, ceramic tiled floor.

First Floor Return

MAIN BATHROOM: Tiled panelled bath, low flush wc, pedestal wash hand basin with tiled splash back, fully tiled built-in shower cubicle with Mira Vigour shower unit, ceramic tiled floor, part tiled walls, shaver point.

BEDROOM (5): 11' 4" x 10'5" (3.5m x 3.2m) Laminate wood strip floor, stunning sea views.

First Floor

MASTER BEDROOM: 16' 1" x 11' 2" (4.9m x 3.4m) Laminate wood strip floor.

BEDROOM (2): 13' 1" x 11' 2" (4 x 3.4m)

BEDROOM (3): 10' 6" x 9' 6" (3.2m x 2.9m)

STUDY: 8' 6" x 4' 11" (2.6m x 1.5m)















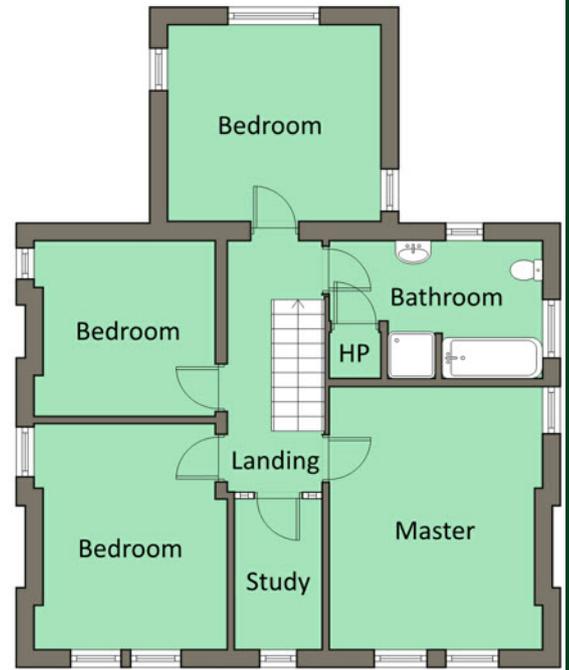
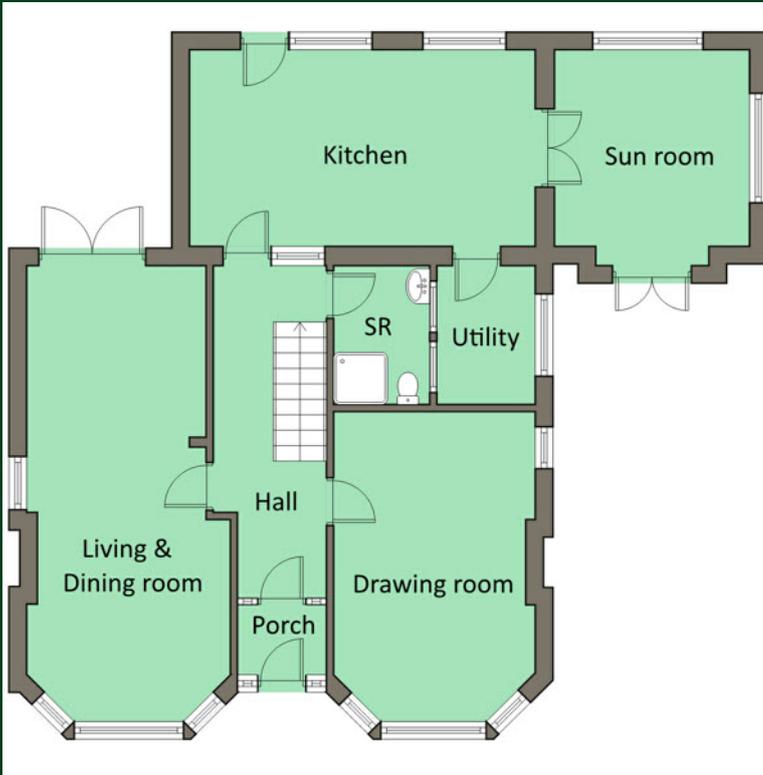


Outside

Front garden in lawns, shrubs, planting and mature trees bordered by hedging. Stone driveway to front with ample parking leading to . . .

DETACHED DOUBLE GARAGE: 16' 5" x 0" (5m x 0m)

Rear garden in lawns, trees, planting and shrubs bordered by hedging and fencing. Outside tap.

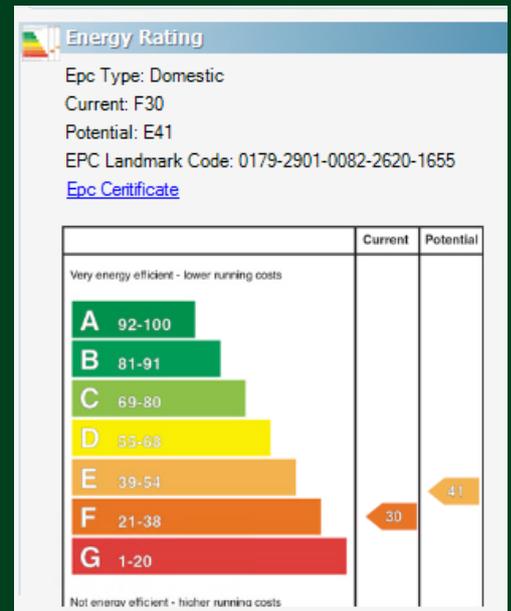


Location:

Travelling towards Bangor Town Centre from Bryansburn Road/Brunswick Road roundabout, Farnham Road is on left hand side.

- 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



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