



This most attractive deceptively spacious semi detached chalet bungalow enjoys a delightful position within this much sought after and highly regarded area of Bangor West. The property is situated within close proximity to leading schools, local amenities and within commuting distance to Belfast and Bangor.

Internally the accommodation is both bright and extremely spacious offering a good sized lounge, kitchen with casual breakfast area, utility room, family bathroom and four bedrooms - two on the first floor and shower room. Externally the property enjoys a front and private rear tiered garden in astro turf, patio area etc all enjoying a sunny aspect.

Recent sales in this locality have proved successful, therefore early viewing is strongly advised.

Offers Around  
£185,000

22 Sinclair Road North,  
BANGOR,  
BT19 1PX

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Viewing by  
appointment  
through agent  
028 9042 4747



- Attractive Semi Detached Villa
- Excellent standard of decor throughout
- Lounge with Feature Fireplace
- Cream Kitchen with Breakfast Area
- Spacious Utility Room
- Two bedrooms & Bathroom on Ground Floor
- Two Further Bedrooms & Shower Room on First Floor
- Double Glazed Windows / Gas Heating
- Driveway Parking
- Front Garden & Landscaped Rear Garden - enjoying a sunny aspect
- Superb Bangor West Location

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Laminate wood floor.



LOUNGE: 15' 8" x 10' 7" (4.78m x 3.23m) Fireplace with pine surround, tiled hearth and gas coal effect fire.



KITCHEN/DINING: 16' 4" x 10' 11" (4.98m x 3.33m) Cream kitchen with excellent range of high and low level units, laminate work surfaces, four ring gas hob and oven, extractor fan, 1.5 bowl stainless steel sink unit with mixer tap, plumbed for dishwasher, integrated fridge freezer, breakfast bar, tile effect flooring, LED lighting, gas fired boiler, uPVC door to outside.



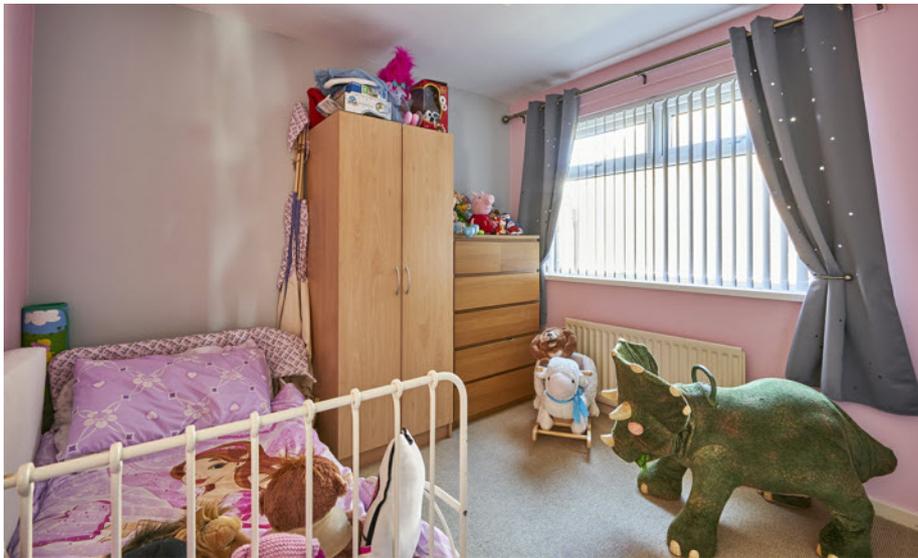
UTILITY ROOM: 9' 6" x 7' 9" (2.9m x 2.36m) Further units, plumbed for washing machine, vented tumble dryer, vinyl flooring.



BEDROOM (1): 12' 1" x 9' 5" (3.68m x 2.87m)



BEDROOM (2): 10' 3" x 9' 8" (3.12m x 2.95m)



BATHROOM: White suite comprising shower bath with mixer tap and telephone hand shower and rain shower head, wash hand basin, low flush wc.



## First Floor

BEDROOM (3): 13' 0" x 9' 6" (3.96m x 2.9m) Wall to wall range of built-in robes with sliding mirrored doors.



BEDROOM (4): 12' 7" x 6' 1" (3.84m x 1.85m) Wall to wall range of built-in robes with sliding mirrored doors, built-in cupboard.



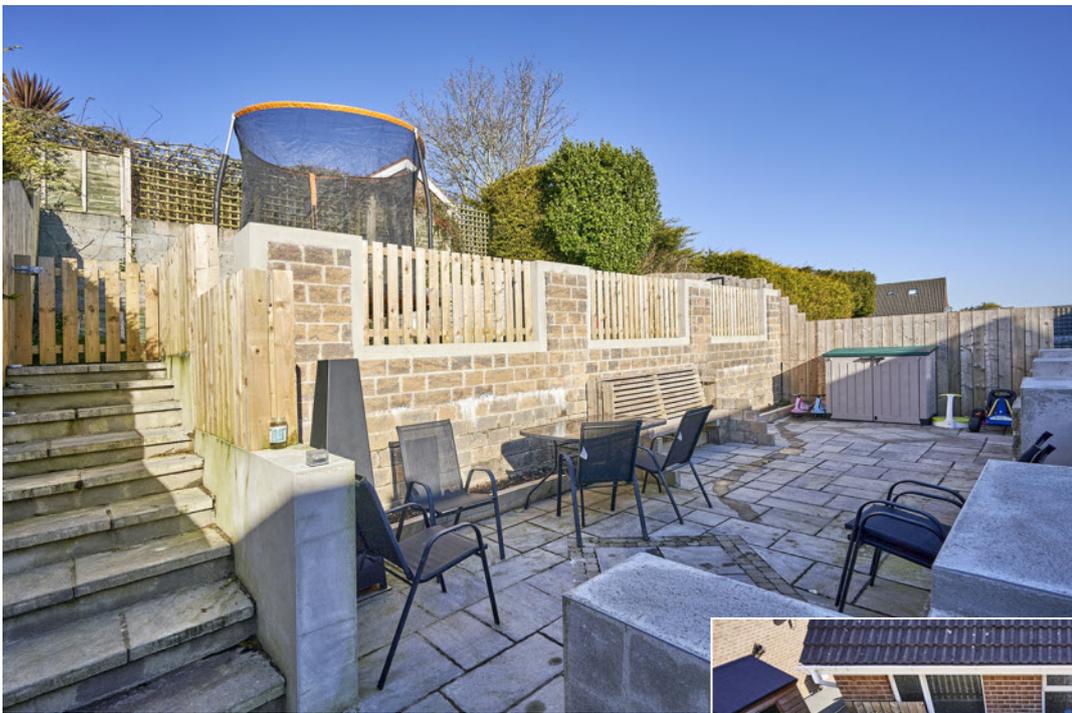
SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, vanity unit, low flush wc, ceramic tiled floor, Velux window, LED lights, heated towel rail, ceramic tiled floor, fully tiled walls.

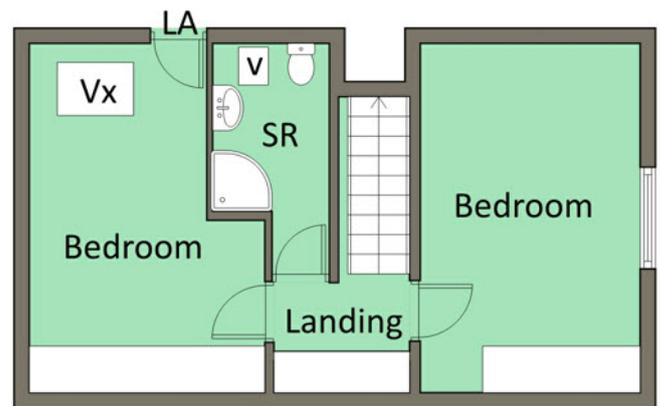


LANDING: Eaves storage, Velux window.

Outside

Driveway parking. Tiered patio garden. Astro turf.





Location:

Travelling from the Crawfordsburn Road, turn right at the mini roundabout into Rathmore Road. From there, turn right into Henderson Road and Sinclair Road North is on the left.

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

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