

Outside

Crazy paving and off street parking to front. Generous south facing rear garden in lawn, shrubs, crazy paved patio area, views over Bangor golf course.

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Situated within the highly desirable and sought after Beverley Hills area of Bangor, this spacious semi detached villa offers superb potential to the discerning buyer. Attractively priced to allow for upgrading and modernisation, the property occupies as superb, south facing site with beautiful views to the rear overlooking Bangor Golf Club. Internally the home provides a large lounge with tiled fireplace and a separate dining room open plan to living area with feature curved windows. There is also a separate fitted kitchen and a ground floor cloakroom WC. On the first floor there are three well proportioned bedrooms and a dressing room/store with fitted cupboards, as well as a bathroom with separate WC. Outside there is off street parking, detached garage and paving to front, and a large enclosed rear garden with patio area, lawns and views of the Golf Course. This home makes for an ideal family home for someone looking to put their own stamp on a property.

Offers Around  
£199,950

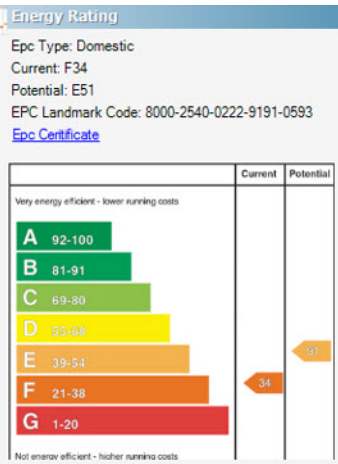
10 Beverley Hills,  
BANGOR,  
BT20 4NA

Viewing by  
appointment with  
& through agent  
028 9042 4747

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
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10 Beverley Hills,  
BANGOR,  
BT20 4NA

## Property Features

- Spacious Semi Detached Villa In Highly Desirable & Sought After Beverley Hills Area Of Bangor
- Situated On An Attractive Southerly Aspect Site With Views Overlooking Bangor Golf Course
- Keenly Priced To Allow For Some Modernisation And Upgrading Throughout
- Good Sized Lounge And Separate Dining Room Open Plan Through To Living Area
- Living Area With Large Feature Curved Glazed Windows To Rear & With Access To Garden
- Separate Kitchen With Fitted Units, Larder Cupboard And Rear Porch Area
- Three Well Proportioned Bedrooms And A Dressing Room/Store With Fitted Cupboards
- First Floor Bathroom With Separate WC And A Ground Floor Cloakroom WC
- Off Street Parking To Front And Side / Detached Garage / Crazy Paved Area To Front
- Large South Facing Enclosed Rear Garden With Edged Lawns, Patio & Golf Course Views
- Convenient And Popular Location A Short Distance From Ballyholme Primary, Beach & Bangor Town Centre

## Location:

Travelling out of Bangor along the Donaghadee Road, take the turn on the right into Beverley Hill. Number 10 is around the corner on the right.

## Property Comprises

### Ground Floor

ENCLOSED ENTRANCE PORCH: Tiled flooring. Glazed wooden front door to . . .

ENTRANCE HALL: Wood panelled walls, plate rack, cupboard understairs, coving, Economy 7 storage heater.

CLOAKROOM/WC: High flush wc, wall mounted wash hand basin, telephone point.

LOUNGE: 15' 8" x 12' 2" (4.78m x 3.71m) Bay window, tiled fireplace, coving.

DINING ROOM: 12' 10" x 12' 2" (3.91m x 3.71m) Tiled fireplace, coving, wall light points, built-in unit, Economy 7 storage heater.

Open plan to . . .

FAMILY AREA: 13' 10" x 12' 2" (4.22m x 3.71m) Wooden flooring, double glazed curved bay windows, door to rear garden, views to Bangor golf course.

KITCHEN: 12' 8" x 8' 0" (3.86m x 2.44m) Fitted units, ceramic sink unit, larger cupboard off, rear porch with door to side.

### First Floor

LANDING: Coving, hotpress, Economy 7 storage heater.

BEDROOM (1): 12' 11" x 12' 2" (3.94m x 3.71m) Tiled fireplace, coving, views to rear over Bangor golf course.

BEDROOM (2): 12' 2" x 11' 11" (3.71m x 3.63m) Tiled fireplace, coving.

BEDROOM (3): 11' 5" x 8' 0" (3.48m x 2.44m) Built-in robe.

DRESSING ROOM: 8' 1" x 4' 5" (2.46m x 1.35m) Fitted robes.

BATHROOM: Panelled bath, pedestal wash hand basin, part tiled walls, access to roofspace.

SEPARATE WC: High flush wc.

