



This well presented detached family home enjoys a quiet cul de sac position in Carnalea Glen which is off the ever popular Station Road, Carnalea. An area which is superb due to its convenience to local amenities including the railway halt at Carnalea, coastal path for the walking enthusiast and the main arterial routes for commuting to Belfast & beyond.

Internally the property is presented to a very high standard with no expense spared of particular note would be the feature fireplace in the lounge, open plan casual living/ dining/ kitchen & on the first floor four well proportioned bedrooms and bathroom facilities. Externally the gardens are well laid out with a number of seating areas that capture the sun & perfect for outdoor entertaining.

With so much on offer we anticipate strong demand as properties in this area rarely present themselves to the open market.

Offers Over
£365,000

1 Carnalea Glen,
Carnalea,
Bangor,
BT19 1XF

Viewing by
appointment
through agent
028 9042 4747



- Detached Family Home enjoying a quiet cul de sac
- Well Presented Throughout
- Lounge with Polished Stone Fireplace with Gas Fire
- Living Room / Dining Room with Double doors to Decked Patio / Garden
- Modern High Gloss Kitchen with range of Bosch Appliances
- Cloaks with Low Flush Suite
- Four Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Family Bathroom
- Integral Garage with ample additional driveway parking
- Well Tended Gardens in lawns, decked patio areas etc
- Popular & Sought After Location

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Ceramic tiled floor.



CLOAKROOM: Low flush wc, vanity unit, ceramic tiled floor, extractor fan, low voltage spotlights.

LOUNGE: 19' 0" x 13' 4" (5.79m x 4.06m) Polished stone fireplace with gas coal effect fire.



From hall glazed door to . . .

LIVING/DINING ROOM: 18' 2" x 14' 0" (5.54m x 4.27m) (at widest points, into bay). Ceramic tiled floor, double doors to outside. Open plan to . . .

KITCHEN: 11' 7" x 7' 10" (3.53m x 2.39m) Cream high gloss kitchen with excellent range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap, plumbed for dishwasher, Bosch double oven, four ring gas hob, extractor fan and canopy, integrated Bosch fridge freezer, brick effect tiled walls, service door to garage.



First Floor

LANDING: Linen cupboard, access to fully floored roofspace.

MASTER BEDROOM: 13' 3" x 10' 4" (4.04m x 3.15m) Range of built-in robes.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Aqualisa shower unit, pedestal wash hand basin, low flush wc, heated towel rail, fully tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (2): 14' 11" x 8' 1" (4.55m x 2.46m)



BEDROOM (3): 12' 0" x 11' 6" (3.66m x 3.51m)



BEDROOM (4): 11' 2" x 8' 6" (3.4m x 2.59m)



BATHROOM: White suite comprising corner bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush wc, separate fully tiled shower cubicle with Aqualisa shower unit, heated towel rail, ceramic tiled floor, fully tiled walls, Velux window, extractor fan.



Outside

Tarmac driveway with ample parking leading to . . .

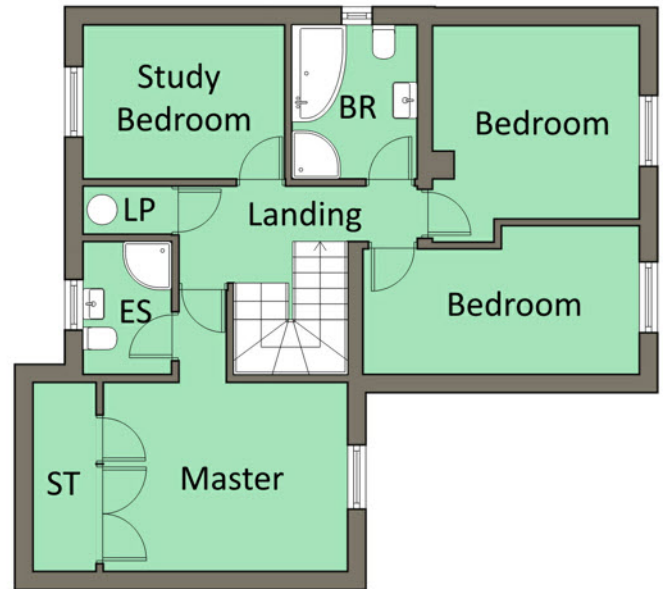
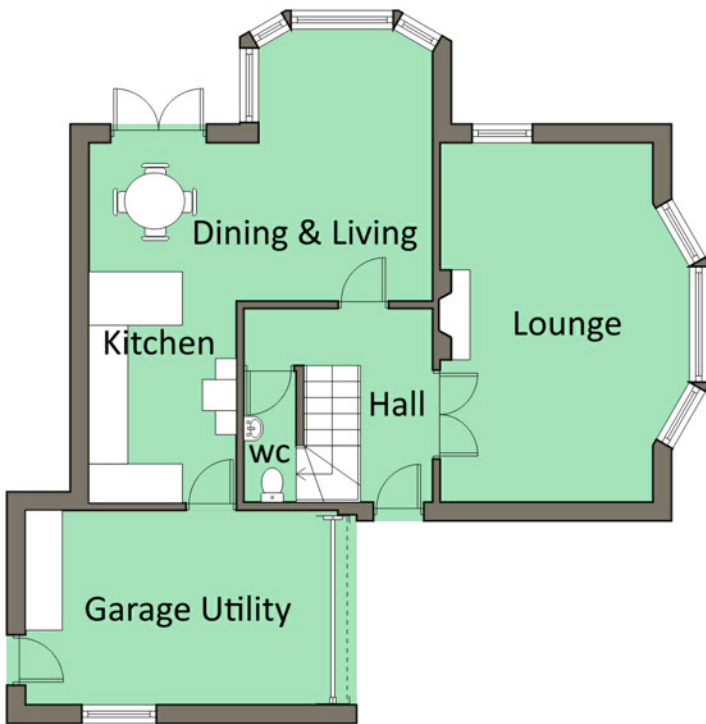
INTEGRAL GARAGE: 16' 4" x 10' 1" (4.98m x 3.07m) Roller shutter electric door, fully insulated.

UTILITY AREA: Plumbed for washing machine, Worcester gas fired boiler.

Garden shed.

Well tended gardens offering privacy and laid in lawns, flowerbeds with an array of shrubs and plants. Various seating areas perfect for outdoor entertaining.





Location:

Driving from Crawfordsburn towards Bangor West, turn left into Station Road and immediately right into Carnalea Glen. No 1 is on the 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

Energy Rating

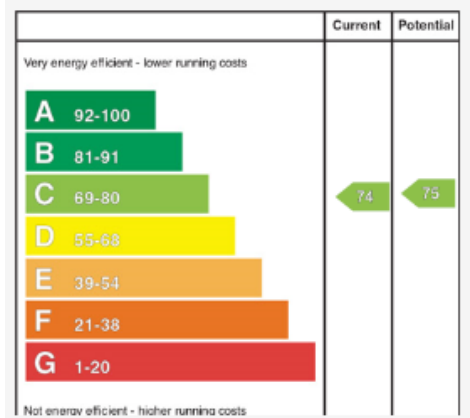
Epc Type: Domestic

Current: C74

Potential: C75

EPC Landmark Code: 9295-3012-2209-1202-5200

[Epc Certificate](#)



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