



A striking contemporary detached residence positioned within a quiet residential street located within the ever-popular Clondeboy area of Bangor.

The contemporary exterior is complimented by a stylish, well-appointed, bright & spacious interior which that offers all the conveniences (& more) of modern family living. The layout comprises hallway, living room and an open plan kitchen dining living. Further investigation reveals cloaks WC plus utility. Upstairs there are three double bedrooms – all with ensuite. Further enhanced by gas fired central heating and uPVC triple glazed windows throughout, the property is immaculately presented throughout leaving the eventual purchaser little to do but move in and enjoy. Externally, a tarmac driveway offers off street parking for 2+ vehicles plus there is a low maintenance paved yard – ideal for entertaining. The large, detached garage incorporates a games room plus cloaks WC – A space that could be utilised as an annex if required. An ideal location for families and those wishing to commute alike-

Offers Around
£235,000

17 Avonlea Park,
BANGOR,
BT20 3JN

Viewing by
appointment
through agent
028 9042 4747

Within close-proximity to Bangor town centre, various amenities including local leisure centre, shops, restaurants, and several primary and secondary schools plus nurseries. The location offers ease of access along arterial routes to Belfast, Newtownards, Belfast and beyond. Viewing is recommended to appreciate all this home has to offer.



- Striking contemporary detached residence positioned within a quiet street
- Highly convenient, ever popular residential area of Bangor
- Immaculately presented throughout – Complimented by a stylish interior
- Bright, spacious & well-appointed layout – Perfect for modern family living
- Living Room with glass fronted electric fireplace & feature recessed ceiling
- Open plan Kitchen – Dining – Living (bespoke modern kitchen incorporating island & range of built-in appliances)
- Utility & Cloaks WC
- Three well -proportioned bedrooms – All 3 with ensuite shower room
- Principal includes walk in dressing room
- Gas fired central heating
- uPVC triple glazed windows
- Polished concrete flooring to ground floor
- Electric sliding gate leading to tarmac driveway offering off street parking for 2+ vehicles
- Detached garage incorporating games room plus cloaks WC – Could be utilised as an annex if required
- An ideal location for families and those wishing to commute alike
- Location offers ease of access along arterial routes to Belfast, Newtownards, Belfast and beyond
- Within close-proximity to Bangor town centre, various amenities including local leisure centre, shops, restaurants and several primary and secondary schools plus nurseries

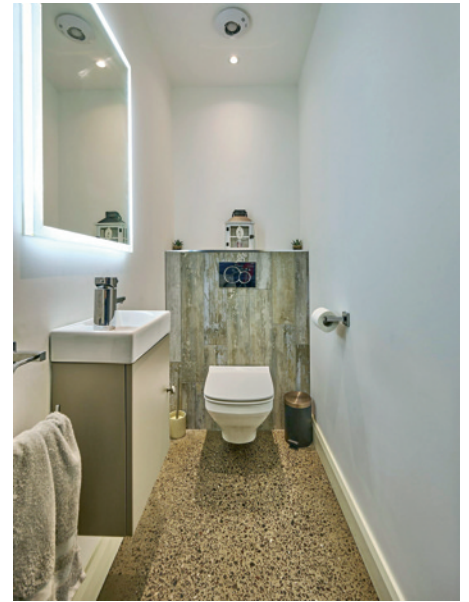
The Property Comprises:

Ground Floor

Apeer front door to . . .

HALLWAY: Polished concrete flooring.

CLOAKROOM: Close coupled wc, wash hand basin with mixer tap, polished concrete flooring, extractor fan.



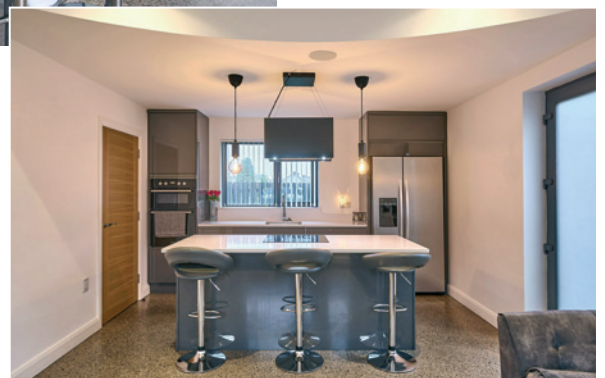
LIVING ROOM: 19' 0" x 11' 6" (5.8m x 3.5m) Polished concrete flooring, contemporary wall mounted glass fronted fire, surround sound system, feature recessed ceiling with low voltage spotlights.



KITCHEN OPEN PLAN TO DINING: 19' 4" x 12' 10" (5.9m x 3.9m) Bespoke modern kitchen with excellent range of high and low level units and matching island unit, stainless steel sink with mixer tap, quartz worktops, drainer, upstands and sills, space for American fridge freezer, built-in Hotpoint eye level oven and grill. Island incorporating Hotpoint induction hob, suspended stainless steel extractor fan, polished concrete flooring, feature recessed ceiling, uPVC triple glazed door to exterior.



UTILITY ROOM: Range of high and low level unit, plumbed for washing machine, vented for tumble dryer, stainless steel sink with drainer and mixer tap, gas fired boiler.



First Floor

LANDING: LANDING: Glazed balustrade on first floor. Linen cupboard, access to roofspace.



BEDROOM (1): 15' 5" x 9' 10" (4.7m x 3m)



DRESSING ROOM: 7' 3" x 5' 11" (2.2m x 1.8m)



ENSUITE BATHROOM: Four piece suite comprising fully tiled built-in shower cubicle with mains shower unit, tiled panelled bath with mixer tap and tiled surround, wash hand basin with mixer tap and low level drawer, low flush wc, built-in TV screen.



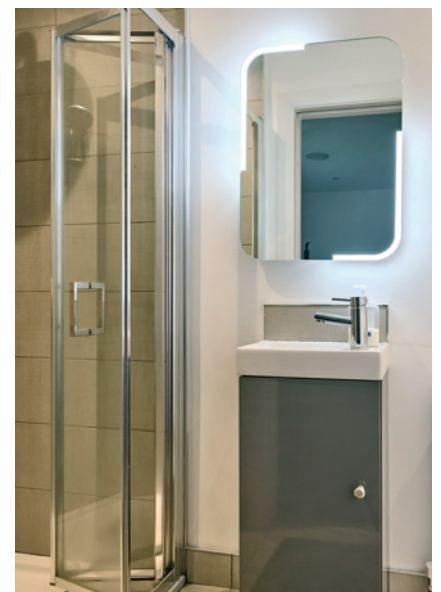
BEDROOM (2): 9' 10" x 9' 6" (3m x 2.9m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, wash hand basin with mixer tap and tiled splash back, low flush wc, ceramic tiled floor, extractor fan, low voltage spotlights.



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

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, wash hand basin with mixer tap and tiled splash back, low flush wc, ceramic tiled floor, extractor fan, low voltage spotlights, window.



Outside

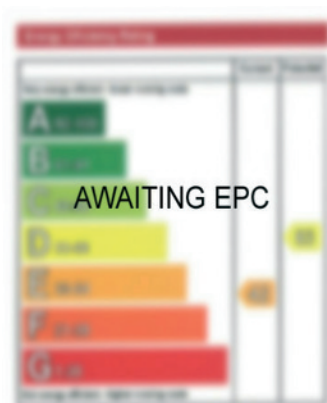
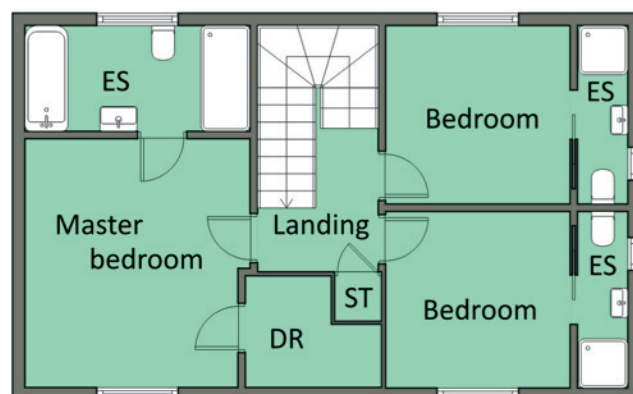
Electric sliding gates leading to tarmac driveway offering off street parking for two plus vehicles. Low maintenance, fully enclosed paved yard to side, ideal for entertaining.

DETACHED GARAGE: Roller door, light and power. Cloaks WC with low flush WC and wash hand basin. Currently set up as a games room with light, power and heating.



Location:

Travelling along the Bangor Carriageway, turn left onto Clandeboye Road. Take the third right onto Avonlea Park. No. 17 is located at the end of the street on the left.



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 Lisburn Road - 028 90 66 3030
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