



Conveniently located on the periphery of Bangor, the well-appointed and deceptively spacious detached family home occupies a prime site within a quiet residential area.

Offering a wealth of accommodation arranged over 2 floors, the layout offers all the conveniences of modern family living and could be easily adapted to suit the occupier's requirements. Currently in the form of reception hall with gallery landing to first floor, two reception rooms, an open plan kitchen – dining plus utility. On the first floor, there are four well-proportioned bedrooms; principal with ensuite plus main bathroom. The property is further enhanced by oil fired central heating, anthracite uPVC frame double glazed windows along with newly installed external doors, gutters, soffits and fascia boards. Externally, this is further enhanced by a paviour brick driveway, integral garage plus a an enclosed notably private rear garden.

An established, convenient, and popular residential area, Rockfield is within proximity to a wide range of amenities including leading Primary and Grammar schools, various shops and is also accessible to Bangor and Belfast for those wishing to commute. All in all, this is a perfectly balanced family home and with so many positive attributes, we are confident this property will appeal to the most discerning purchaser.

Offers Around
£329,950

6 Rockfield Glen,
BANGOR,
BT19 7SF

Viewing by
appointment
through agent
028 9042 4747



- Located within an established and sought after area located on the periphery of Bangor
- Well-appointed & deceptively spacious detached family home Extending to approx. 1990 sq ft
- Versatile layout- could be easily adapted to suit requirements
- Well-presented & decorated in neutral tones
- Living Room
- Dining Room / Sitting Room
- Kitchen with casual dining area
- Cloaks WC & Utility
- Four well-proportioned bedrooms, Principal with ensuite
- Main bathroom
- Oil fired central heating / Anthracite uPVC frame double glazed windows / Newly installed gutters, soffits & fascia boards
- Enclosed, notably private rear garden in lawn
- Driveway leading to integral garage
- Established, convenient, and popular residential area
- Nearby a range of amenities including shops, schools and is also accessible to Bangor and Belfast for those wishing to commute

The Property Comprises:

Ground Floor

uPVC front door with double glazed sidelights.

HALLWAY: Ceramic tiled floor, staircase to first floor gallery landing.



CLOAKS WC: Low flush WC, wall mounted sink with mixer tap, ceramic tiled floor, extractor fan.

CLOAK STORE: 4' 1" x 2' 6" (1.24m x 0.76m)

Bevelled glazed oak double doors from hallway to . . .

LIVING ROOM: 18' 1" x 12' 10" (5.5m x 3.9m) Feature open fireplace with mahogany surround, cast iron inset and granite hearth, ceramic tiled floor.



DINING ROOM: 13' 1" x 12' 10" (4m x 3.9m) Ceramic tiled floor. PVC double doors to rear.



KITCHEN WITH DINING: 14' 1" x 9' 10" (4.3m x 3m) Hand-painted oak kitchen with excellent range of high level and low level units plus pull out larder, stainless steel sink with drainer and mixer tap, laminate worktops, Bosch six-ring induction hob with Feature black extractor hood over and stainless steel splash back, built-in oven, integrated fridge freezer and dishwasher, ceramic tiled floor, overlooking rear garden, door to utility room.



UTILITY ROOM: 9' 9" x 4' 9" (2.97m x 1.45m)
Plumbed for washing machine, space for dryer,
laminate worktop, shelving, uPVC double glazed
door to exterior.

First Floor

GALLERY LANDING: Access to roofspace – partially floored. Picture window.



PRINCIPAL BEDROOM: 16' 11" x 12' 9" (5.16m x 3.89m) Front aspect.

ENSUITE SHOWER ROOM: 7' 1" x 6' 1" (2.16m x 1.85m) Recently installed fully tiled suite comprising walk-in fully tiled shower cubicle, low flush wc, high gloss vanity sink unit with monobloc tap, and matching wall mounted mirror. Ceramic tile flooring. Extractor fan and chrome heated towel rail.



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BEDROOM (2): 16' 9" x 10' 4" (5.11m x 3.15m) Front aspect.



BEDROOM (3): 11' 11" x 10' 5" (3.63m x 3.18m) Rear aspect.

BEDROOM (4): 11' 5" x 9' 9" (3.48m x 2.97m) Rear aspect.



FAMILY BATHROOM: 9' 8" x 8' 4" (2.95m x 2.54m) Recently installed luxury suite comprising large bath, separate quadrant style shower cubicle with rain forest style shower head. Double vanity sink unit with monobloc tap, low flush wc, fully tiled walls, ceramic flooring, extractor fan, and chrome heated towel rail.



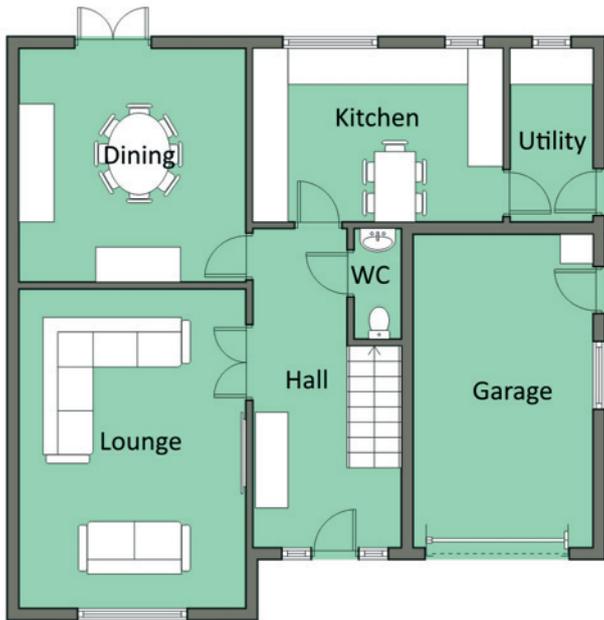
Outside

Tarmac driveway offering ample parking for several vehicles. Front garden laid in lawn with stones and mature shrubbery. Pedestrian gate to the rear.

GARAGE: 17' 10" x 9' 9" (5.44m x 2.97m) Light & power, Roller door, uPVC double glazed door to side.

Enclosed rear garden laid in lawn with concrete patio area bordered by fencing and hedging.





Location:

Travelling out of Bangor along the Gransha Road, take the second exit at the roundabout and continue along Gransha Road for approx. 0.8 miles. Rockfield is located on the right-hand side.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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Energy Rating

Epc Type: Domestic

Current: C69

Potential: C72

EPC Landmark Code: 0310-2964-3230-2207-3821

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	69	72
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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