



This attractive detached bungalow enjoys a delightful position within this much sought after location of Carnalea, an area which is well known for its close proximity to shops, local amenities and delightful coastal walks. The railway halt at Carnalea is only a stone's throw away making this ideal for travelling to Belfast and beyond.

Internally the property has been well cared for by its present owners but has been priced to allow the purchaser to update to their own specification. The property comprises three well proportioned bedrooms, lounge, dining room, modern kitchen with breakfast area, conservatory, bathroom and externally gardens laid in lawns, shrubs that provide an array of colour and detached matching garage.

With so many quality attributes on offer, early viewing is strongly advised to avoid disappointment.

Offers Around  
£297,000

15 Station Road,  
Carnalea,  
BANGOR,  
BT19 1HD

Viewing by  
appointment  
through agent  
028 9042 4747

- Attractive Detached Bungalow enjoying a Corner Site
- Bright & Spacious Accommodation
- Lounge and Dining Room
- Cream Kitchen with Casual Breakfast Area
- Modern Shower Room
- Three Well Proportioned Bedrooms
- Conservatory with access to the patio
- Double Glazed Windows / Gas Heating (Installed June 2020)/ Virgin Media Broadband
- Driveway from Station Road & Driveway from Carnalea Avenue leading to Detached Garage
- Front & Side Garden in Lawns, Flowering Shrubs & Plants etc
- Popular & Sought After Carnalea Location



The Property Comprises:

### Ground Floor

uPVC double glazed door to:

ENTRANCE HALL: Laminate wood effect

floor. Glazed door with bevelled glass to:

DINING ROOM: 11' 0" x 9' 6" (3.35m x 2.9m)

Laminate wooden floor. Cornice ceiling.

LOUNGE: Bevelled glass door from hall.

Cornice ceiling, laminate wooden floor. Tiled

fireplace with dog grate and open fire.

Access to roofspace.

KITCHEN WITH BREAKFAST AREA : 13' 3" x

11' 6" (4.04m x 3.51m) Low level units,

laminare work surfaces, one and a half bowl

stainless steel sink unit with mixer tap. Space

for dishwasher. Indesit washing machine,

Bush fridge, Cooke & Lewis four ring hob,

extractor fan. Belling oven, buit-in breakfast

table, laminate wooden floor, cornice ceiling.

Spotlights, fully tiled walls, uPVC door to

outside.



BEDROOM (2): 11' 5" x 9' 0" (3.48m x 2.74m)

Laminate wooden floor, cornice ceiling. Built-in cupboard.

HALLWAY: Cloakroom. Linen cupboard, built-in storage. Access to roofspace. Gas fired boiler.

SHOWER ROOM: Modern shower room

comprising fully tiled shower cubicle with Mira Sport shower unit, heated towel rail. Vanity unit, low flush wc, ceramic tiled floor. Fully tiled walls, LED lighting, extractor fan.

BEDROOM (1): 11' 9" x 9' 0" (3.58m x 2.74m) Wall-to-wall range of built-in robes with sliding mirrored doors. Separate built-in robe with sliding mirrored doors.

BEDROOM (3): 10' 0" x 9' 0" (3.05m x 2.74m)

Laminate wooden floor. Cornice ceiling. Door to:

CONSERVATORY: 11' 7" x 10' 8" (3.53m x 3.25m) Ceramic tiled floor. Double doors to:

## Outside

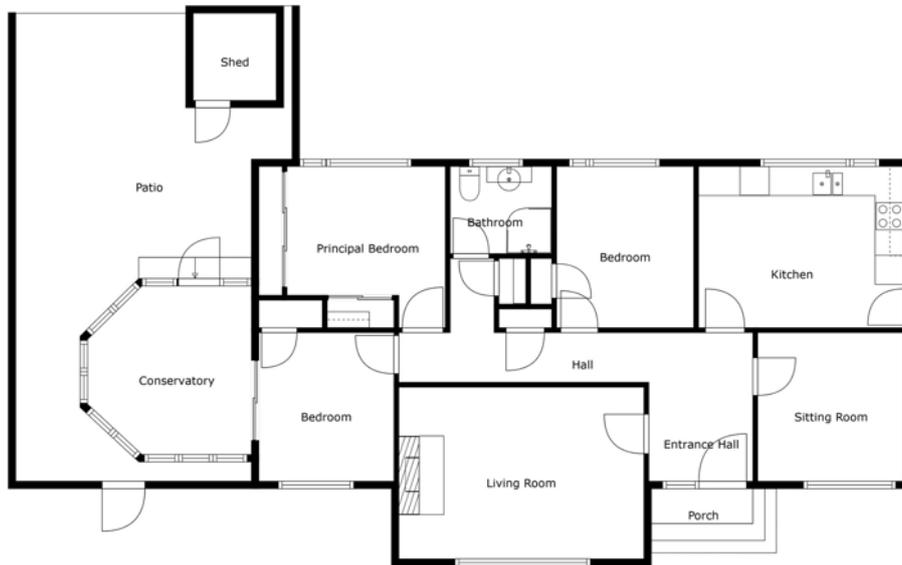
Spacious and level corner site with garden to front and side in lawns, mature trees and a variety of flowering shrubs.

Tarmac driveway from Station Road. Enclosed courtyard area in paving. Greenhouse.

Additional driveway from Carnalea Avenue leading to parking area.

DETACHED GARAGE: 21' 2" x 10' 3" (6.45m x 3.12m) Up and over door. Light and power.





Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Travelling along the Crawfordsburn Road towards Bangor, turn left onto Station Road & No 15 is on the left hand side. The second driveway is approached via Carnalea Avenue.

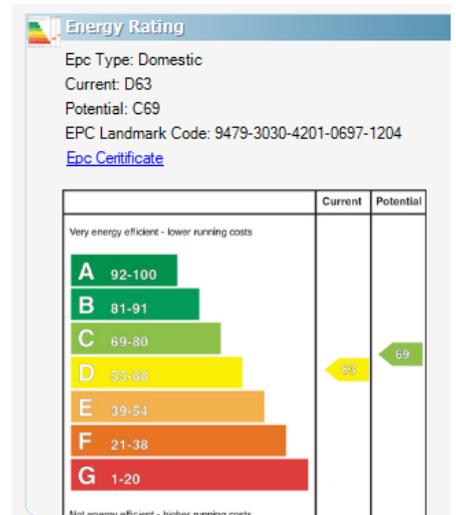
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Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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