



This well appointed detached family home is set on a delightful site within this popular residential location. Convenient to local shops, schools, churches. Ballyholme village, Bangor town centre and Bloomfield shopping centre. The ring roads are handy for those commuting to Belfast and beyond.

The property has been totally modernised by the present owners & offers a contemporary living environment which would be ideally suited to the growing family. Of particular note is the stone fireplace with gas fire in the lounge, superb solid wood painted kitchen with casual dining area leading to the conservatory which provides an everyday living area which overlooks the private garden and on the first floor four well proportioned bedrooms, principal room with dressing area and ensuite shower room. Outside the property enjoys well tended gardens to the front and private rear garden with various seating areas that capture the sun throughout the day; plus garage and ample driveway parking.

With so much on offer we anticipate strong demand as properties in this locality rarely present themselves to the open market so we recommend early viewing to avoid disappointment.

Offers Around
£310,000

4 Charles Mount,
Bangor,
BT20 4NY

Viewing by
appointment
through agent
028 9042 4747



- Superb Detached Family Home
- Extremely Well Presented Throughout
- Spacious Lounge with Feature Stone Fireplace leading to Raised Dining Area
- Solid Wood Hand Crafted and Painted Kitchen with Casual Dining Area
- Conservatory with Double Doors to Decked Patio
- Ground Floor Cloaks with Low Flush Suite
- Four Well Proportioned Bedrooms, Principal Room with Dressing Area and Ensuite
- Family Bathroom
- uPVC Double Glazed Windows / Gas Heating
- Driveway Parking leading to Detached Garage
- Front Garden in Lawns / Enclosed Private Rear Garden in Lawns, Decked Terrace and Further Patio Area
- Convenient & Sought After Location



The Property Comprises:

Ground Floor

Composite front door.

ENTRANCE HALL: White oak wooden floor, storage area under stairs.

CLOAKROOM: Duravit low flush wc, wash hand basin, heated towel rail, fully tiled walls. White oak wooden floor.



KITCHEN/DINING AREA: 18' 6" x 12' 0" (5.64m x 3.66m) Solid wood hand crafted "Rolling Fog" painted kitchen by "Little Greene" with excellent range of high and low level units, granite work surfaces. One and a half bowl stainless steel sink unit with mixer taps, granite drainer, glazed display cabinet. integrated Beko washing machine, integrated Neff dishwasher, Gorenje induction hob, Neff oven, Neff extractor fan and canopy. Brick effect tiles, integrated fridge, larder cupboard. Ceramic tiled floor, LED lighting.



Double doors to:

CONSERVATORY: 11' 8" x 10' 1" (3.56m x 3.07m) Ceramic tiled floor, double doors to decked terrace.



From hall, glazed door to:

LOUNGE: 17' 5" x 11' 0" (5.31m x 3.35m) Stone fireplace, slate inset and hearth, gas coal effect fire (bottled and piped). Cornice ceiling.



Steps to:

DINING AREA: 10' 11" x 10' 8" (3.33m x 3.25m) Cornice ceiling.



First Floor

LANDING: Linen cupboard.



PRINCIPAL BEDROOM: 10' 9" x 10' 5" (3.28m x 3.18m) Cornice ceiling, LED lighting, lough views.



DRESSING AREA: 9' 9" x 5' 11" (2.97m x 1.8m) Wall-to-wall range of built-in robe with mirrored sliding doors.

ENSUITE SHOWER ROOM: Double walk-in shower cubicle with thermostatic shower unit and rain shower head. Duravit wash hand basin, fully tiled walls, ceramic tiled floor. LED lighting, heated towel rail, wall-mounted cabinet. LED lighting, Kohler mirror.



BEDROOM (2): 10' 0" x 10' 0" (3.05m x 3.05m) Access to roofspace via Slingsby type ladder, light and power, floored and insulated. Bosch, gas fired boiler. Lough views.

BEDROOM (3): 10' 2" x 7' 9" (3.1m x 2.36m) Cornice ceiling, lough view.

BEDROOM (4): 9' 6" x 9' 2" (2.9m x 2.79m) Laminate wooden floor, built-in cupboard, bookshelves.



BATHROOM: White bathroom suite comprising tiled bath with mixer tap, Aqualisa thermostatic shower unit, shower screen, wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, heated towel rail, LED lighting. Linen cupboard with built-in shelving, wall mounted cabinet with LED lighting.

Outside

Front garden laid in lawn bounded by flowerbeds with a variety of shrubs that provide an array of colour.

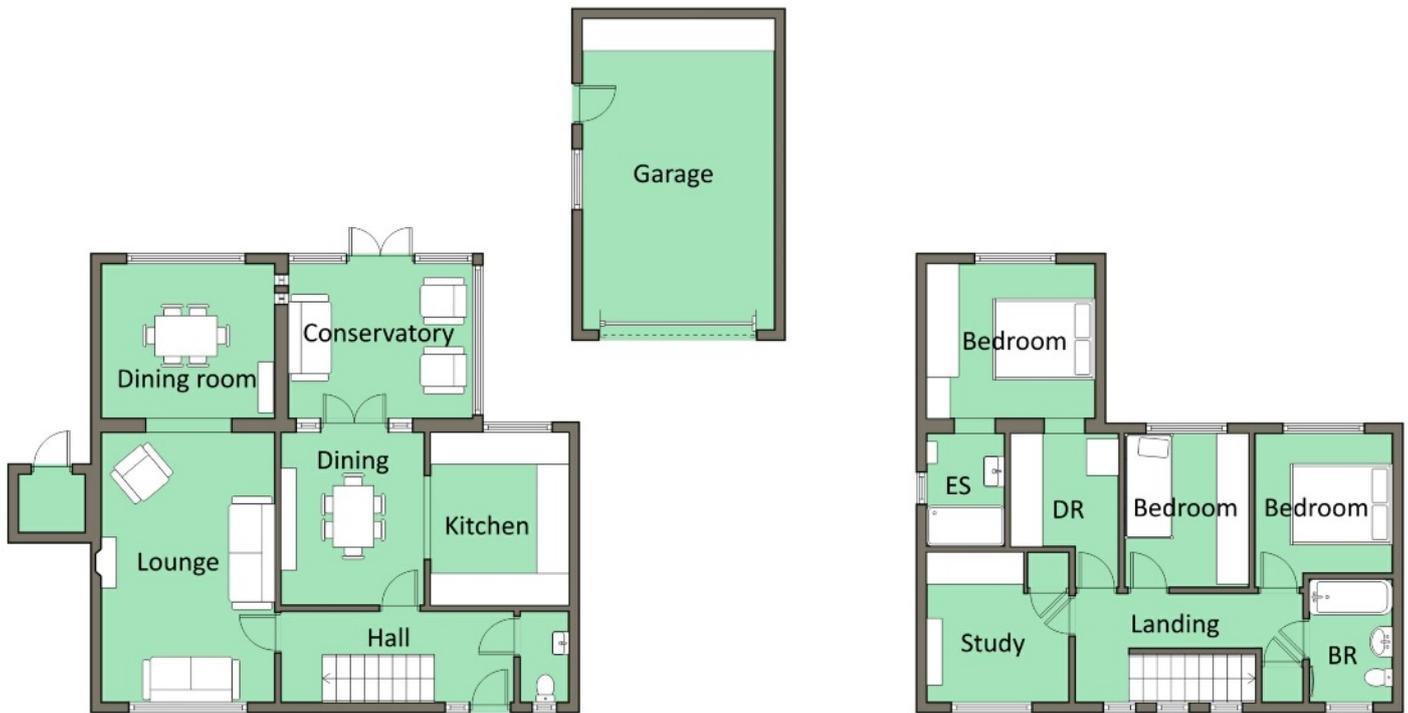
Tarmac driveway with brick paviors.

SINGLE DETACHED GARAGE: Roller shutter door, light and power.

FORMER BOILER HOUSE: Heated, perfect drying facility for clothes.

ENCLOSED REAR GARDEN: Laid in lawn bordered by hedging. Decked patio with lighting and further patio in paviors which enjoys the sun throughout the day.

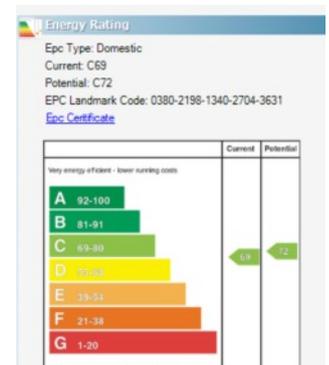




Location:

Travelling out of Bangor on the Donaghadee Road turn right into Dorothy Avenue, Charles Mount is the 4th road on the right hand side and No 4 is 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
www.templetonrobinson.com



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