



## 10 Roseville Avenue , Bangor, BT19 1BZ

Located in the highly sought after "Bangor West" area, close to Carnalea Golf club, coastal walks and local train links, this detached home benefits from a rear extension and would make an enviable home, potentially best suited to family buyers.

The property offers 4 bedrooms, including an extended master bedroom with en-suite shower room, and a family bathroom on the first floor. The ground floor is versatile and centres around a "Luxury, semi professional" kitchen with dining area. The kitchen is the stuff of cooks and bakers dreams with heat resistant Dekton engineered worktop & breakfast bar, premium Terrazzo tiled floor, Quooker tap, Bora extractor, twin double ovens, and integrated appliances. In addition there is the original lounge, with feature fireplace, and a family/dining/sun room extension to the rear. There is also a ground floor WC.

Externally there is a detached garage with separate utility room and gardens to front & rear in lawn with Tobermore paved patio area. In addition to the extension and new kitchen there have been other less obvious upgrades including to the wiring & plumbing and a floored roof space. The property benefits from uPVC double glazing & fascia and oil fired central heating.

Internal viewing is highly recommended.

**Offers Around £365,000**

# 10 Roseville Avenue

, Bangor, BT19 1BZ



- Extended & modernised detached home
- Lounge with feature fireplace
- Detached garage with separate Utility room (insulated)
- Prime location convenient to Belfast trains & commuter routes
- 4 bedrooms - master with en-suite shower room
- Family/sun room/dining room to rear
- uPVC double glazing & fascia - Oil fired central heating
- Professional standard luxury kitchen/diner with high end fixtures & fittings
- Family bathroom + Ground floor WC
- Landscaped garden with paved patio & lawn

## Entrance

### Entrance hall

14'11x6'2 (4.55mx1.88m)

### Kitchen/diner

18'5x11'2 (5.61mx3.40m)

### Lounge

17'6x11'2 (5.33mx3.40m)

### Family/dining/sun room

19'9x11'2 (6.02mx3.40m)

### WC

5'11x3'2 (1.80mx0.97m)

### Landing

## Bedroom 1

12'4x15'6 (3.76mx4.72m)

### En-suite shower room

7'7x3'11 (2.31mx1.19m)

## Bedroom 2

10'2x8'2 (3.10mx2.49m)

## Bedroom 3

10'1x8'11 (3.07mx2.72m)

## Bedroom 4

9'2x7'2 (2.79mx2.18m)

### Bathroom

7'10x5'6 (2.39mx1.68m)

### Garage

14'5x9'4 (4.39mx2.84m)

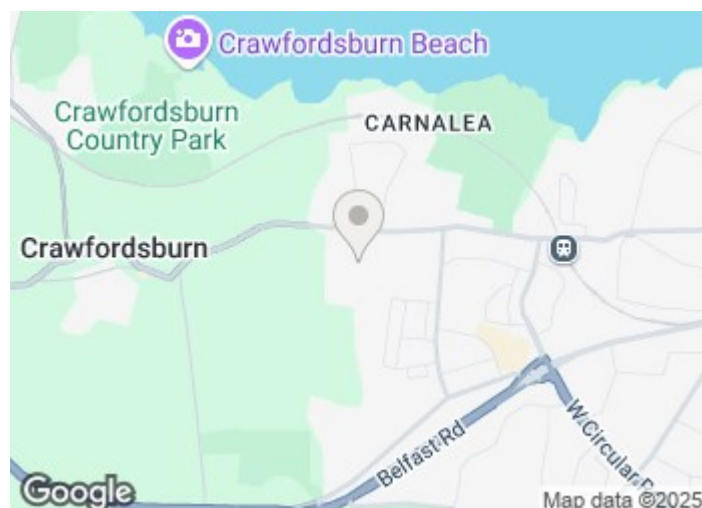
## Utility room

9x7'6 (2.74mx2.29m)

## Outside

## Tenure

## Property misdescriptions



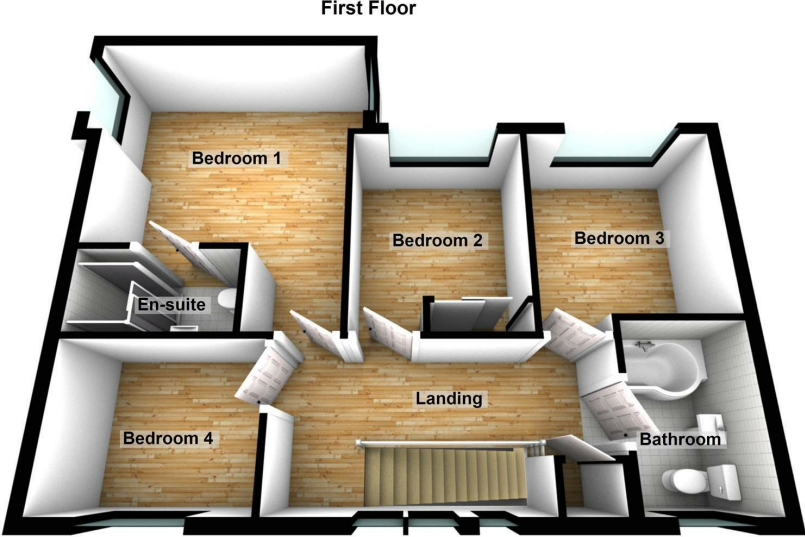
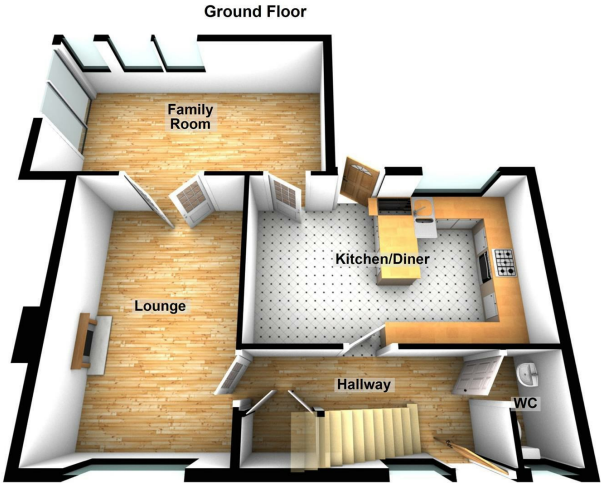
## Directions

Travelling out of Bangor along Crawfordsburn Road and past Carnalea, turn left into Wandsworth Road then second right into Roseville Avenue and number 10 is located on the right.





Floor Plan



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