



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

## 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)

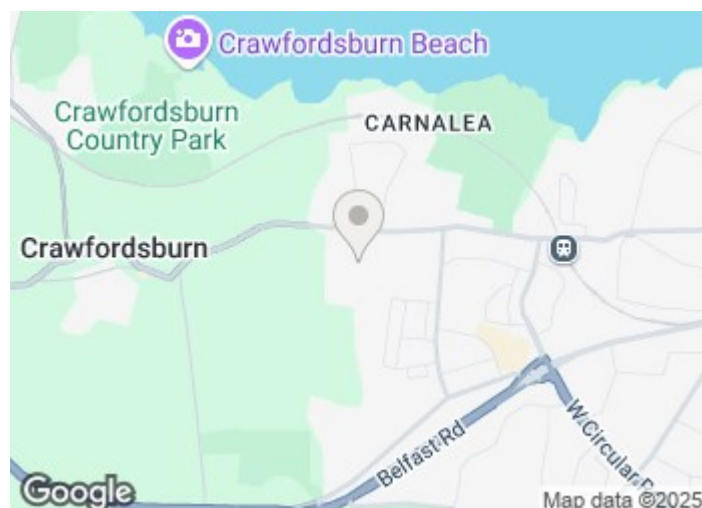
## Utility room

9x7'6 (2.74mx2.29m)

## Outside

## Tenure

## Property misdescriptions



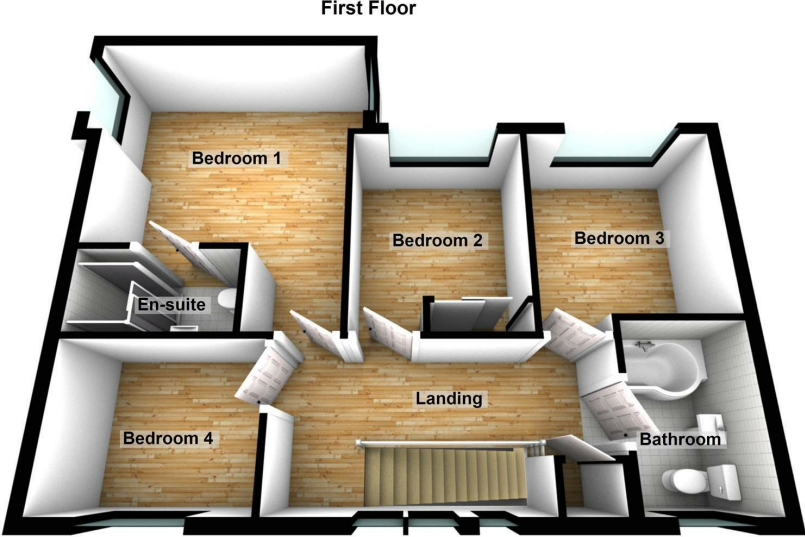
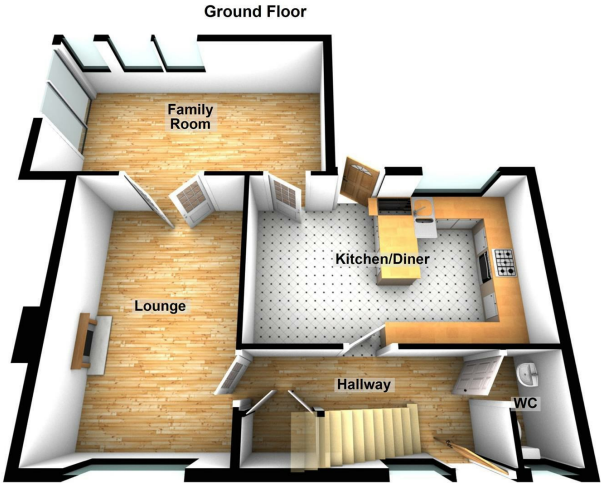
## Directions

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	
	(81-91) <b>B</b>			(81-91) <b>B</b>	
	(69-80) <b>C</b>			(69-80) <b>C</b>	
	(55-68) <b>D</b>			(55-68) <b>D</b>	
	(39-54) <b>E</b>			(39-54) <b>E</b>	
	(21-38) <b>F</b>			(21-38) <b>F</b>	
	(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		EU Directive 2002/91/EC	Northern Ireland		EU Directive 2002/91/EC