

For Sale

Offers Over: £785,000

SimonBrien



Glenlea,
61 Bryansglen Park,
Bangor, BT20 3RS

simonbrien.com



KEY FEATURES

- Immaculately presented five bedroom detached family home
- Impressive views over Carnalea Golf Club and out to Belfast Lough
- Quiet end of cul-de-sac situation
- Split level accommodation
- Living room with gas fire and corner window and wrap around balcony with views across Belfast Lough
- Large wrap around balcony with space for sitting and barbequing with golf course and Lough views
- Fitted kitchen with casual dining and utility room
- Dining room
- Principal bedroom with ensuite shower room and golf course views
- Four further bedrooms on the lower ground level
- Bedroom five could also be used as home office/ sitting room
- Main bathroom on lower ground level
- Cloakroom
- Integral double garage
- Landscaped gardens to front and rear
- Oil fired central heating
- Alarm system installed
- Double glazed windows
- Driveway parking with car port
- Convenient location close to Bangor town centre, North Down coastal paths and Bangor West train halt
- Site c. 1/3 acre

SUMMARY

We are delighted to present this pristine detached family home situated at the end of a quiet cul-de-sac in Bangor West with fabulous views across Belfast Lough and Carnalea Golf Club. It is walking distance from Bangor town centre, the popular North Down coastal paths, Bangor West train halt, and a host of local schools and amenities.

The accommodation is split level and laid out over two floors. You are greeted by a spacious entrance hall, with cloakroom, fitted kitchen with casual dining and utility, formal dining room, large living room with striking corner window and wrap around balcony with impressive views over Carnalea Golf Club and Belfast Lough. The principal bedroom is also on this level which has a large en suite shower room and golf course views. On the lower ground level there are a further four bedrooms, bedroom five could be used as a home office or additional sitting room as it has double opening patio doors out to the rear patio and gardens.

Externally the property has landscaped gardens to the front and rear with a mature hedge boundary and shrub beds. There is a large driveway to the front with ample parking space and car port. To the rear is a large private lawn space which backs onto the golf course. The property has oil central heating and double glazed windows.

All in all this is a fine family home with nothing to do but move in and enjoy. Internal inspection highly recommended to appreciate what is on offer.



THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood glazed panelled entrance door with glazed side panels to Entrance Hall.



ENTRANCE HALL:

17' 11" x 11' 10" (5.46m x 3.61m)

Marble tiled floor, large cloaks cupboard with shelving and hanging space. Staircase to lower ground floor.



CLOAKROOM:

Low flush WC, pedestal wash hand basin, tiled floor.

KITCHEN WITH CASUAL DINING AREA:
12' 10" x 11' 11" (3.91m x 3.63m)

Excellent range of high and low level units with polished granite worktops, stainless steel 1.5 bowl sink unit, integrated dishwasher, integrated fridge, integrated microwave, 4 ring gas hob with concealed extractor hood and under oven, fitted dining table with space for 4, tiled floor, recessed lighting.



UTILITY ROOM:
11' 11" x 5' 10" (3.63m x 1.78m)

Fitted units with stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor, recessed lighting, access to garage.



LIVING ROOM:
19' 11" x 14' 11" (6.07m x 4.55m)

Brick fire surround with gas fire inset and slate hearth, impressive corner window with superb views across Belfast Lough. Double opening patio doors to wrap around balcony with views across the 3rd green at Carnalea Golf Course and across Belfast Lough with space for seating and barbecue.



GARAGE:
19' 5" x 18' 0" (5.92m x 5.49m)

Automated roller shutter door, oil fired boiler, access to rear, power and light.

DINING ROOM:
14' 1" x 12' 0" (4.29m x 3.66m)

Wall light wiring, double opening doors to Living Room.



BEDROOM (1):
15' 0" x 10' 9" (4.57m x 3.28m)

Full length built in mirrored sliding wardrobes, views across to Carnalea Golf Course.



ENSUITE SHOWER ROOM:

Low flush WC, bidet, pedestal wash hand basin, corner shower with thermostatic controls, half tiled walls with half panelled walls, recessed lighting.



LOWER LEVEL

LANDING:
11' 9" x 10' 7" (3.58m x 3.23m)

Large store room with shelving and hanging space.



BATHROOM:
12' 8" x 8' 9" (3.86m x 2.67m)

Comprising of low flush WC, bidet, pedestal wash hand basin, panelled bath, shower enclosure with thermostatic controls, half tiled walls.



BEDROOM (2):
14' 5" x 11' 11" (4.39m x 3.63m)

Fitted wardrobes, drawers and desk.



BEDROOM (3):
13' 2" x 11' 11" (4.01m x 3.63m)

BEDROOM (4):
11' 10" x 10' 10" (3.61m x 3.3m)

Fitted wardrobes and shelving.

BEDROOM (5)/HOME OFFICE/SITTING ROOM:
14' 11" x 8' 9" (4.55m x 2.67m)

Sliding glazed door to patio and rear gardens.



OUTSIDE

Immaculately tended gardens to front in lawns and shrub beds, stoned driveway leading to brick paver area at front of house with access to garage and car port. Private rear gardens laid in lawns backing onto Carnalea Golf Course.

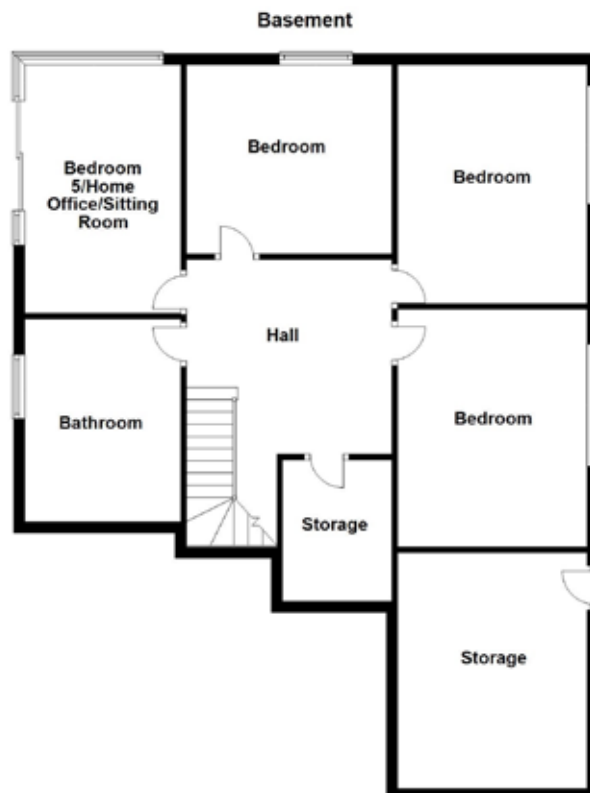
STORE:

12' 10" x 11' 11" (3.91m x 3.63m)

Power and light.







VALUER

Tiffany Brien

Simon Brien - Holywood
48 High Street, Holywood
Co. Down, BT18 9AE
T: 028 9042 8989
E: holywood@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to
Crawford Mulholland
503 Lisburn Road, Belfast,
Co. Antrim, BT9 7EZ
T: 028 9066 5544
E: office@crawfordmulholland.com

SimonBrien



simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.