

**RODGERS
&
BROWNE**



7 Gwyneth Park, Killaire Avenue,
Carnalea, Bangor BT19 1EP

offers over £399,950



The Owner's Perspective...

"This is a lovely, extended, detached bungalow in a quiet cul de sac within easy reach of Carnalea Golf Club, seashore and train station.

Attractively decorated and carefully maintained, the property has been extended to provide bright, spacious, living accommodation and is ideal for a professional couple, young family or those down-sizing.

The drawing room is spacious and has a large picture window overlooking the front garden. A double glazed, sliding door provides access to a generous sun room with high ceiling and access to the sheltered rear garden. The kitchen is large enough to accommodate a full dining table and chairs and features an excellent range of cupboards and appliances. The rear hall has a door to two bedrooms and the bathroom with a further door to the main bedroom and en suite adding an extra level of privacy.

The gardens offer sheltered spaces to enjoy quiet reflection and were clearly the love and focus of the owner with a wide variety of plants and shrubs on display. There is also a 'secret' garden to the front adding another dimension to the outdoor space.

Definitely a home to be seen at first hand and one not to be missed."

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Sun room with high ceiling and space to dine



Picture window and feature fireplace
EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Extended detached bungalow on a lovely mature sheltered site

Set off by beautifully planted gardens

Three bedrooms, two reception rooms plus large dining kitchen

Attractive kitchen with excellent range of cupboards, appliances and granite worktops

Integral garage with dry access into the house

Separate utility room

Gas fired central heating

Bathroom and en suite shower room

Quiet cul de sac

Close to Carnalea Golf Club, seashore and train station

Attractively decorated and well maintained

uPVC double glazing, eaves and soffits

Good roofspace storage



Sun Room



Lovely kitchen with space for full size dining table



Open plan kitchen / dining



The property comprises...

GROUND FLOOR

uPVC double glazed front door

ENTRANCE PORCH: 8' 0" x 6' 0" (2.44m x 1.83m) Quarry tiled floor, pine tongue and groove panelled ceiling. Glazed inner door and side panel to:

ENTRANCE HALL:

CLOAKS CUPBOARD

DRAWING ROOM: 18' 9" x 13' 3" (5.72m x 4.04m) Feature marble fireplace, inset gas fire, floor to ceiling picture window overlooking front garden, coved ceiling. Large sliding double glazed door and side panel to:

SUN ROOM: 15' 0" x 13' 6" (4.57m x 4.11m) High ceiling, recessed lighting, heating, tiled floor, double French doors to garden.

UTILITY ROOM: 9' 0" x 5' 3" (2.74m x 1.6m) Single drainer stainless-steel sink unit, mixer taps, range of high & low level cupboards, laminate worktops, plumbed for washing machine, quarry tiled floor, access to garage.



Main bedroom with extensive wardrobes

DINING KITCHEN 20' 9" x 10' 6" (6.32m x 3.2m) Extensive range of cream high & low level cupboards, polished granite worktops, inset one and a half tub single drainer composite sink unit, mixer taps, double oven, four ring ceramic hob, cooker canopy, extractor, fridge, freezer, tiled floor, dishwasher, recessed lighting, space for large dining table and chairs. uPVC double glazed door to rear deck and garden.

DOOR TO REAR HALL Boiler cupboard with gas fired central heating boiler

BEDROOM (3): 11' 3" x 11' 3" (3.43m x 3.43m) Double aspect

BEDROOM (2): 12' 0" x 11' 6" (3.66m x 3.51m) Floor to ceiling picture window looking into front garden

SECOND DOOR FROM REAR HALL TO:

BEDROOM (1): 14' 3" x 10' 9" (4.34m x 3.28m) Plus extensive range built in wardrobes, full length sliding mirror doors, view into rear garden, double arched doors to:

ENSUITE SHOWER ROOM: 9' 6" x 6' 3" (2.9m x 1.91m) Fully tiled walls, vanity unit with wash hand basin, low flush wc, tiled floor, fully tiled corner shower cubicle with thermostatic shower fitting.

ROOFSpace: Aluminium ladder, mostly floored, light, good storage.

OUTSIDE

INTEGRAL GARAGE: 17' 0" x 9' 0" (5.18m x 2.74m) Roller door, light, power.

Brick pavior driveway.

Sheltered, private, mature, gardens to the rear. Timber sun deck and patio.

Planted mature garden to the front and separate 'secret' garden in lawns, mature shrubs and trees.



En suite shower room



Bedroom 2



Main bathroom



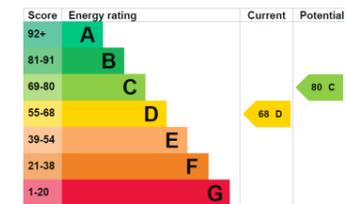
Mature, sheltered rear garden, deck and patio

| THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE | Y | N | N/A |
|---|---|---|-----|
| Is there a property management company? | | ● | |
| Is there an annual service charge? | | | ● |
| Any lease restrictions (no AirBnB etc) ? | | | ● |
| On site parking? | ● | | |
| Is the property 'listed'? | | ● | |
| Is it in a conservation area? | | ● | |
| Is there a Tree Preservation Order? | | ● | |
| Have there been any structural alterations? | ● | | |
| Has an EWS1 Form been completed? | | | ● |
| Are there any existing planning applications? | | ● | |
| Is the property of standard construction? | ● | | |
| Is the property timber framed? | | ● | |
| Is the property connected to mains drains? | ● | | |
| Are contributions required towards maintenance? | | ● | |
| Any flooding issues? | | ● | |
| Any mining or quarrying nearby? | | ● | |
| Any restrictive covenants in Title? | ● | | |

UTILITIES

| | |
|-----------------------|-----------------------|
| Electricity | YES |
| Mains gas | YES |
| LPG | N/A |
| Mains water | YES |
| Cable TV or satellite | TO PURCHASERS CHOICE |
| Mobile Telephone | SEE: WWW.OFCOM.ORG.UK |
| Broadband and speed | SEE: WWW.OFCOM.ORG.UK |

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold / freehold / term / ground rent £

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

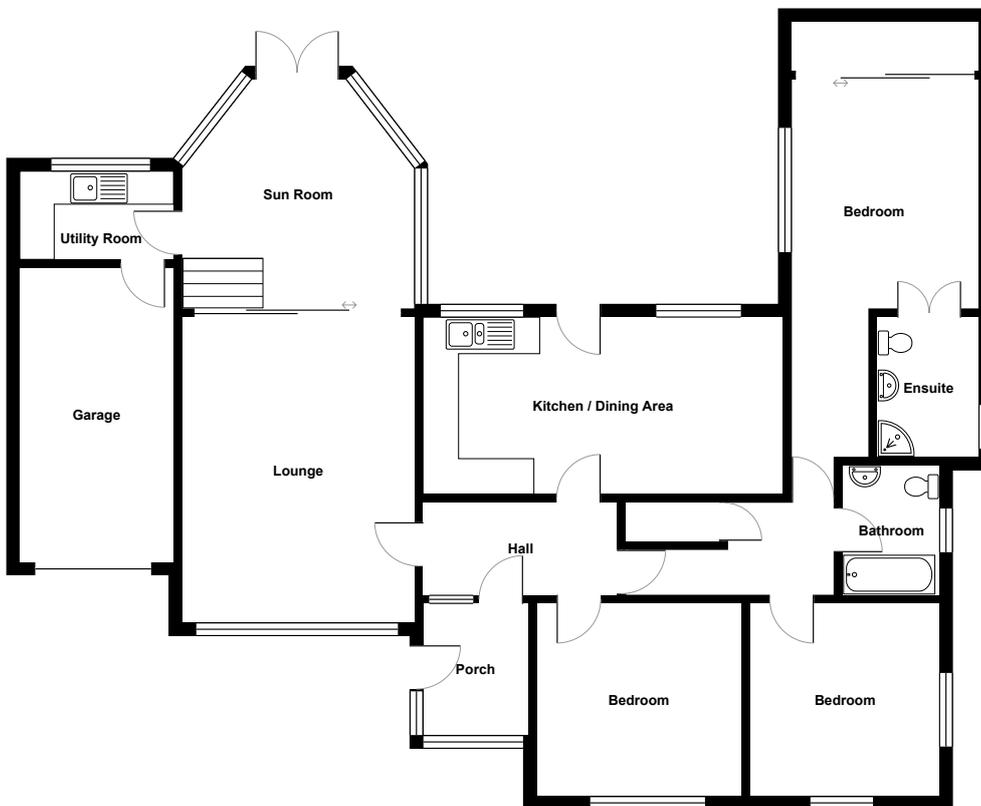
The assessment for the year 2025 /2026 is c. £2,479.00

VIEWING: By appointment with **RODGERS & BROWNE**.

Location: Turn off Crawfordsburn Road into Killaire Park. Go to the end and turn right into Killaire Avenue and then second right is Gwyneth Park



Floor plan



Total Area: 145.9 m² ... 1571 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



Disclaimer

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