

**RODGERS
&
BROWNE**

10 Knockmore Park
Bangor West, BT20 3SL

offers around £650,000



The Agent's Perspective...

"A fine detached residence in a sought-after Bangor location, offering exceptional space and outstanding potential for modern family living.

Extending to four bedrooms and four reception rooms, this home provides a flexible and generously proportioned layout ideally suited to growing families.

While the property would benefit from updating, it presents a rare opportunity to acquire a home of this scale and create something truly special.

The accommodation is bright and well balanced throughout, with multiple living areas that lend themselves to both everyday family life and entertaining.

Outside, the property enjoys mature surroundings and excellent outdoor space in an established residential setting.

Conveniently located close to leading schools, local amenities, and commuter routes, 10 Knockmore Park combines location, space and long-term potential in equal measure.

A superb opportunity for purchasers seeking a spacious family home with the chance to add value and personal style"



76 High Street, Hollywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Family room



Entrance hall

The facts you need to know...

Period detached family home set on a mature private site

Extended over the years to provide a spacious home

Many period features are still in place, including cornice ceiling, ceiling rose and Parquet flooring

Drawing room, dining room and family room

Kitchen open to casual dining

Large separate utility room

Four bedrooms one with ensuite

Study

Main bathroom

Single attached garage with additional tool and coal store

Oil fired central heating

Fabulous private mature gardens with multiple sitting areas

Tarmac driveway with parking for two cars

Only minutes from Bangor Town Centre which boasts an array of local amenities

An ease of access to transport linking to Belfast City Centre via road or rail

Priced to allow for modernisation



Kitchen open to casual dining



Dining room



The property comprises...

GROUND FLOOR

Glazed door to:

SUN PORCH

Heather Brown tiled floor, vaulted ceiling, double doors to:

ENTRANCE PORCH

Heather Brown tiled floor, mat well, glazed door with side and top lights to:

ENTRANCE HALL

Solid oak Parquet herringbone wooden floor, part panelled walls, plate rack. Staircase to first floor, mahogany Newel post and handrail, painted spindles.

CLOAKROOM

Concealed low flush wc, wash hand basin, mixer taps, solid oak Parka herringbone wooden floor. Concealed under stair storage.

DINING ROOM

22' 2" x 11' 11" 6.76m x 3.63m)

Cornice ceiling, ceiling rose, picture rail, fireplace with wooden surround, marble inset and hearth, open fire, glazed door to rear.

DRAWING ROOM

19' 7" (into bay window) x 11' 11" (5.97m x 3.63m)

Cornice ceiling, picture rail, ceiling rose, open fireplace with wooden surround, marble inset and hearth.

KITCHEN OPEN TO CASUAL DINING

22' 5" x 11' 3" 6.83m x 3.43m)

Range of high and low level cream cupboards, display cabinets, tiled laminate worktops, four ring ceramic hob, eyelevel Creda double oven, one and a half sink unit with mixer tap, space for dishwasher, pantry cupboard, low voltage lighting, ceramic tiled floor, glazed door to:

FAMILY ROOM

18' 9" x 13' 3" (5.72m x 4.04m)

Hole in wall fireplace, tongue and groove ceiling, views over the garden. Glazed sun light to:

UTILITY ROOM

10' 5" x 9' 3" (3.18m x 2.82m)

Low level cupboards, single drainer stainless steel sink unit with mixer tap, part panelled walls, service door to rear. Oil fired central heating, plumbed for washing machine and space for tumble dryer.



Main bedroom

First Floor

LANDING

Bright and spacious landing. Cornice ceiling, picture rail, low voltage lighting. Access to roofspace, floored, shelving. Double glazed Velux window.

INNER LANDING

Extensive range of built-in cupboards.

MAIN BEDROOM

11' 11" x 11' 9" (3.63m x 3.58m)
Cornice ceiling.

STUDY

7' 8" x 5' 8" (2.34m x 1.73m)
Including built-in shelving and wardrobe.

BATHROOM

6' 4" x 6' 4" (1.93m x 1.93m)
Panelled bath with mixer, low flush wc, pedestal wash hand basin, part tiled walls.

BEDROOM (2)

11' 7" x 9' 9" (3.53m x 2.97m)
Including built-in wardrobes. Currently being used as a dressing room.

BEDROOM (3)

11' 11" x 9' 10" (3.63m x 3m)
Picture rail.

BEDROOM (4)

11' 7" x 10' 10" (3.53m x 3.3m)
Picture rail, pedestal wash hand basin.

BATHROOM

11' 3" x 7' 1" (3.43m x 2.16m)
Coloured suite comprising panelled bath with mixer, fully tiled shower cubicle with Mira Sport electric shower, part tiled walls, pedestal wash hand basin. Hotpress. Separate low flush wc.

Outside

GARAGE

26' 3" x 10' 2" (8 m x 3.01m)
Up and over door. Light and power.

COAL STORE

Fully enclosed, private rear garden laid in mature borders, flowerbeds, gravelled sitting areas and a flagged patio area.

Mature front gardens laid in shrubs and lawn.

Tarmac driveway with front parking for two plus cars.



Landing



Bedroom two



Bathroom

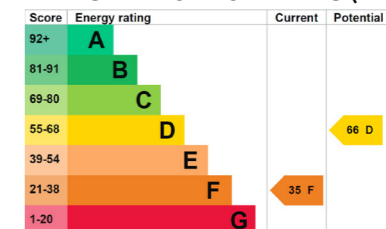


Bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

| | Y | N | N/A |
|---|---|---|-----|
| Is there a property management company? | | | X |
| Is there an annual service charge? | | X | |
| Any lease restrictions (no AirBnB etc) ? | | X | |
| On site parking? | X | | |
| Is the property 'listed'? | | X | |
| Is it in a conservation area? | | X | |
| Is there a Tree Preservation Order? | | X | |
| Have there been any structural alterations? | X | | |
| Has an EWS1 Form been completed? | | | X |
| Are there any existing planning applications? | | X | |
| Is the property of standard construction? | X | | |
| Is the property timber framed? | | X | |
| Is the property connected to mains drains? | X | | |
| Are contributions required towards maintenance? | | X | |
| Any flooding issues? | | X | |
| Any mining or quarrying nearby? | | X | |
| Any restrictive covenants in Title? | | X | |

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: Long leasehold - c.850 years remaining, annual ground rent £6.25

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 2026/2027 £1,951.00

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

Location

Travelling along the Bryansburn Road towards Bangor, at the Bryansburn Road take your second left into Maxwell Road, take your second right into Knockmore Park, No10 is along on the left.



Total Area: 209.8 sq. m. - 2258 sq. ft.
All measurements are approximate and for display purposes only.



**Sales
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EXPERIENCE | EXPERTISE | RESULTS

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