



## 50 STATION ROAD

Bangor BT19 1EZ

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*Offers Over*

**£415,000**

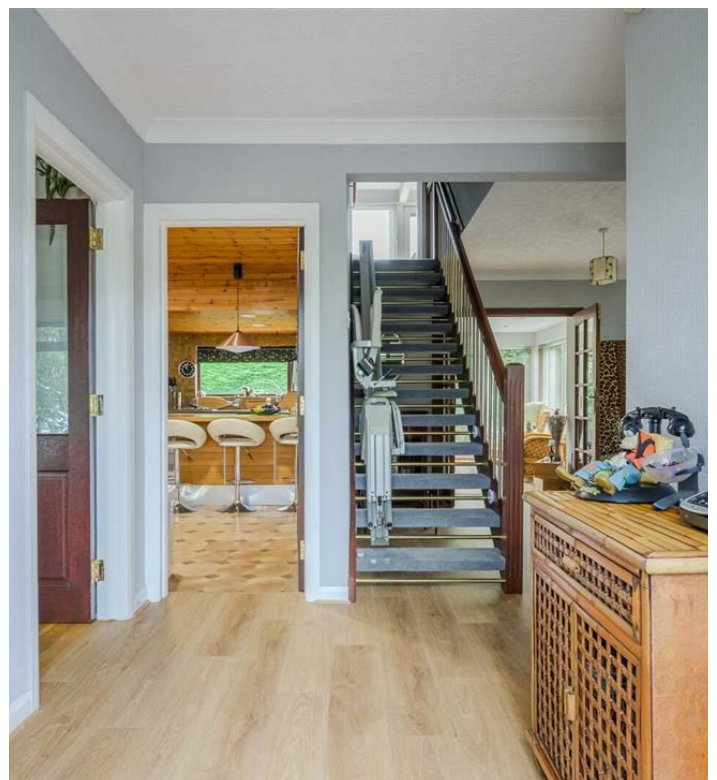


DETACHED | 4  | 2  | 4 

A large detached bungalow, 50 Station Road occupies a generous corner site position with ample driveway parking and southerly aspect to the rear garden.

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In general, and Station Road particularly, this is a highly sought after location only a minute's walk from Carnalea railway halt, within the catchment area to a range of local primary and grammar schools and a few minutes' walk of Carnalea golf course. Commuting is made easy by main arterial routes and there are many delightful coastal walks and churches near by.





## KEY FEATURES

- Large Detached Bungalow on Generous Corner Site
- Excellent Potential for Further Bedrooms, Currently a Three Bedroom Layout
- Ground Floor Bedroom
- Large Principal Suite to the First Floor with Living Space, Dressing Area and En Suite Shower Room
- First Floor Hobby Room
- First Floor Study
- First Floor Attic Room
- L-Shaped Drawing Room with Oak Wooden Flooring and Cast Iron Wood Burning Stove
- Open Plan Family Room
- Dining Room
- Garden Room Opening to Rear Decking and Garden
- Generous Poggenpohl Fitted Kitchen with Ample Dining Space
- Ground Floor Bathroom with White Suite
- Gas Fired Central Heating
- Integral Garage
- uPVC Double Glazing
- Prestigious and Sought After Location
- Close to Coastal Walks, Carnalea Railway Halt and Carnalea Golf Club



ROOM DETAILS

ENTRANCE	Dining Room	En Suite Shower Room
GROUND FLOOR	11'7 x 10'11	
Spacious Reception Hall	Drawing Room	Dressing Room
	24'7 x 21'	14'11 x 7'4
Dining Hall/Family Room	Bedroom Two	Bedroom Four/Study
14'6 x 18'7	13'9 x 10'8	18'3 x 8'4
Sun Room	Bedroom Three	Attic Room
11'8 x 10'8	12'3 x 9'9	13'10 x 8'4
Kitchen/Dining Area	Bathroom	OUTSIDE
22'8 x 13'3	5'11 x 12'8	Attached Garage
	FIRST FLOOR	17'2 x 9'2
	Principal Bedroom	Garden Store
	29'10 x 11'8	







## FLOOR PLANS





## DIRECTIONS

*Heading into Bangor along the Crawfordsburn Road turn left into Station Road. Continue along Station Road. Number 50 is located at the second junction on the right hand side onto Marlborough Avenue.*





### THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all. Bangor Marina is one of the largest in Ireland and attracts plenty of visitors. Tourism is a big factor in this part of the world.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	76	79
	EU Directive 2002/91/EC	

### OUR BRANCHES

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