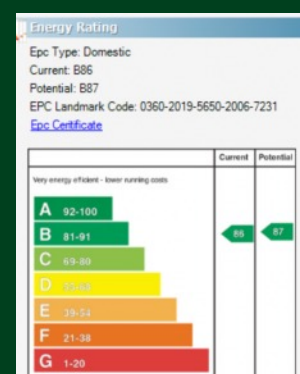




46 Moira Drive,
Bangor,
BT20 4RW

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 424747





A beautifully presented detached family home located on the sought after Moira Drive in Bangor. This attractive property has been thoughtfully extended to provide an exceptional entertainments sized family and dining room, offering a bright and versatile space ideal for modern family life and hosting guests.

The accommodation is well-proportioned throughout, combining comfort with practicality. Externally, the home benefits from landscaped

gardens designed for ease of maintenance and outdoor enjoyment, with the added advantage of a gateway providing direct access to Ward Park which is the hub for weekly park runs.

Situated in a convenient and desirable location, this home is within close proximity to local amenities, schools, and transport links, making it an ideal choice for families seeking space, style, and convenience.



- Superb Extended Detached Family Home
 - Extremely Well Presented Throughout
 - Lounge with Feature Fireplace
 - Contemporary High Gloss Kitchen with Casual Living Area
- Entertainment Sized family / Dining Room Overlooking the Garden
 - Utility / Boot Room
 - Ground Floor Cloaks with Low Flush Suite
 - Four Well Proportioned Bedrooms
 - Luxury Shower Room
- Double Glazed Windows / Gas Fired Central Heating / 5.5 kwh Solar PV System
 - Landscaped Gardens Enjoying a Sunny Aspect & Ideal for Outdoor Entertaining / Summer House / Log Store
 - Driveway Parking Leading to Detached Garage
 - Popular & Sought After Location

Telephone 028 9042 4747

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The Property Comprises:

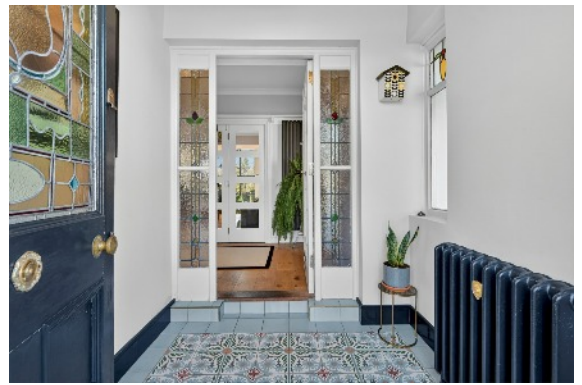
Ground Floor

Hardwood front door with stained glass toplight to . . .

ENCLOSED TILED ENTRANCE PORCH: Inner door and sidelights with stained and leaded glass to . . .

ENTRANCE HALL: Engineered solid wood floor, cloaks cupboard.

CLOAKROOM: Wash hand basin, low flush wc, engineered solid wood floor, stained glass window.



LOUNGE: 20' 0" x 11' 0" (6.1m x 3.35m) Engineered solid wood floor, cornice ceiling, LED lighting, fireplace with cast iron inset, slate hearth and open fire, double doors to living/dining room.



From hall bi-folding doors to . . .

KITCHEN / LIVING ROOM: 22' 0" x 14' 0" (6.71m x 4.27m) White high gloss kitchen with excellent range of high and low level units, solid oak work surfaces, ceramic sink unit with mixer tap, pull-out bins, integrated dishwasher, plumbed for American style fridge freezer, space for range cooker, extractor fan and canopy, ceramic tiled floor.



REAR PORCH: Door to outside, laminate wood floor.

UTILITY / BOOT ROOM: 11' 0" x 9' 0" (3.35m x 2.74m) Further range of high and low level units, circular sink unit with mixer tap, plumbed for washing machine, space for tumble dryer.

From kitchen steps to . . .

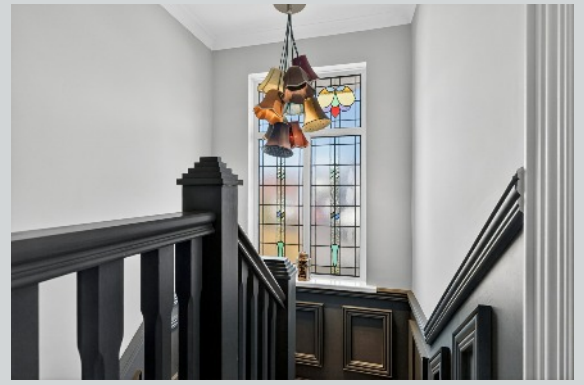


ENTERTAINMENT SIZED FAMILY / DINING: 27' 0" x 23' 0" (8.23m x 7.01m) Morso wood burning stove, projector screen, surround sound, polished concrete flooring, underfloor heating, Velux windows, floor to ceiling window, feature hole in the wall fireplace with cast iron multi-fuel burning stove with sleeper mantle, log store area below hearth. Double doors to outside.



First Floor

LANDING: Part wood panelled walls, feature stained glass window, linen cupboard.



BEDROOM (3): 11' 0" x 9' 0" (3.35m x 2.74m) Cornice ceiling, laminate wood floor.



SHOWER ROOM: Walk-in shower cubicle with thermostatic shower unit and rain shower head, feature brick effect tiling and tiling to shower enclosure, low flush wc, wash stand with drawers and feature circular wash hand basin, wood effect ceramic tiled floor, LED lighting, extractor fan.



BEDROOM (4): 11' 0" x 7' 0" (3.35m x 2.13m) Laminate wood effect floor, access to roofspace via Slingsby type ladder.



BEDROOM (2): 11' 0" x 10' 11" (3.35m x 3.33m)



PRINCIPAL BEDROOM: 17' 10" x 11' 10" (5.44m x 3.61m) Feature wood panelling.



Outside

Enclosed landscaped rear garden with raised flower beds, composite decking, artificial grass, gateway to Ward Park, feature lighting.

SUMMER HOUSE: 12' 0" x 8' 0" (3.66m x 2.44m) Light and power.

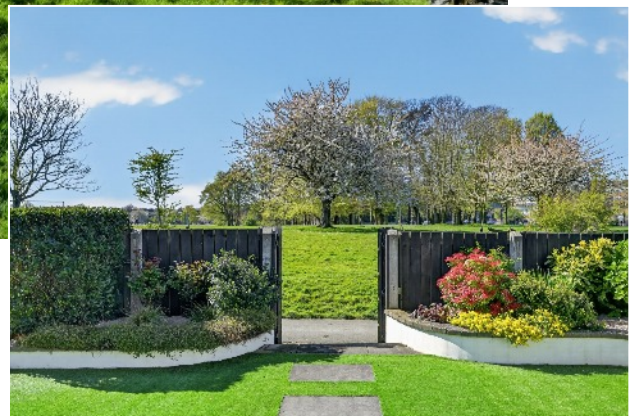
DETACHED GARAGE: Roller shutter door, light and power.

Garden store to rear, wood store, outside power points. Tarmac driveway with ample parking.



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1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling towards Bangor along Hamilton Road, Moira Drive is on left hand side. No 46 is on the right hand side.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700

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