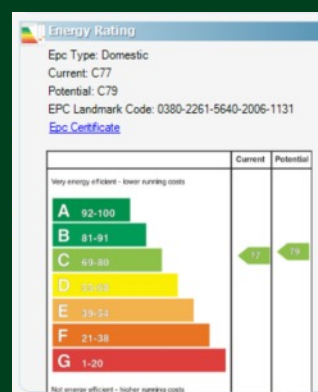




4 Springfield Avenue,
Bangor,
BT20 5BY

Offers Over
£575,000

Viewing by
appointment with
& through agent
028 90 424747





This most impressive detached period residence is located in one of Bangor's most popular residential areas and retains much of the original charm and character associated with a property of this era. The home is further enhanced by its outstanding position boasting superb views across Ward Park and park lands.

This family home offers generous and flexible accommodation throughout, perfect for modern family living. The heart of the home is a large kitchen with an open dining area, ideal for both everyday living and entertaining. Additional living space includes a comfortable family room and a bright main living room

which flows seamlessly into a dedicated music room, offering versatility to suit a range of needs.

The exceptionally convenient location is just a short five-minute walk from Bangor town centre, with its array of shops, cafés, schools, and transport links. Combining space, location, and outlook, this home presents an excellent opportunity for families seeking both comfort and convenience.

Early inspection is highly recommended.

- Superb Double Fronted Detached Villa Enjoying an Elevated Position
- Well Presented & Modernised Throughout, Fully Rewired 4 Years Ago, Also Wired with an Internal Ethernet & Data System
 - Through Living Room with Archway to Music Room & Family Room
- Solid Bespoke Kitchen Painted in "Stone" with Range of Appliances Open Plan to Dining Area
 - Laundry Area / Rear Porch
 - Ground Floor Bathroom & First Floor Shower Room
 - Five Well Proportioned Bedrooms
- Fixed Staircase To 2nd Floor with Large Home Office & Shower Room
 - Driveway Parking to Front
 - Double Glazed Windows / Gas Heating
 - Mature Gardens in Lawns, Trees & Shrubs
 - Convenient & Sought After Location



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www.templetonrobinson.com

The Property Comprises:

Ground Floor

Composite front door leading to . .

ENTRANCE HALL: Feature tiled flooring to exterior area. Wood strip flooring, cornice ceiling, picture rail, cloaks cupboard downstairs.

LIVING ROOM: 14' 0" x 12' 0" (4.27m x 3.66m) Hole in wall fireplace with 'Wiking' cast iron wood burning stove and slate hearth, solid wood floor, bay window.



MUSIC ROOM: 12' 0" x 12' 0" (3.66m x 3.66m) Solid wood floor, picture rail, cornice ceiling, double doors to outside.



FAMILY ROOM: 18' 0" x 12' 0" (5.49m x 3.66m) (into bay). Cornice ceiling, built-in bookshelves.



BATHROOM: White bathroom suite comprising ball and claw foot bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush wc, part wood panelled walls, ceramic tiled flooring, built-in cupboard.



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LAUNDRY ROOM/REAR PORCH: Cloaks area, plumbed for washing machine, space for tumble dryer, wood strip flooring, heated towel rail, uPVC door to outside.

KITCHEN: 21' 0" x 10' 0" (6.4m x 3.05m) Solid wood painted kitchen in 'Stone' with excellent range of high and low level units, quartz work surfaces, AEG hob, extractor fan, pull-out bin storage, space for fridge freezer, glazed display cabinets, AEG oven and combi oven, larder cupboard, island with breakfast area, stainless steel sink with mixer tap, waste disposal unit and drainer, built-in wine rack, integrated AEG dishwasher, feature floor to ceiling radiator, LED lights, luxury vinyl tile flooring. Open plan to . . .



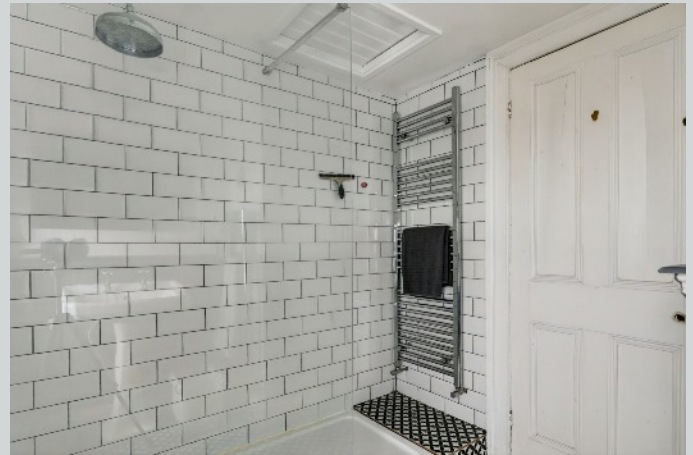
DINING ROOM: 15' 0" x 11' 11" (4.57m x 3.63m) Luxury vinyl tile flooring, double doors to patio/garden.



First Floor Return

SEPARATE WC: Low flush wc, part panelled walls, LED lighting, ceramic tiled floor.
Linen cupboard.

SHOWER ROOM: Walk-in shower with thermostatic shower unit and rain showerhead, pedestal wash hand basin, heated towel rail, ceramic tiled floor, LED lighting, extractor fan.



HOME OFFICE (BEDROOM 5): 10' 0" x 10' 0" (3.05m x 3.05m)



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First Floor

BEDROOM (1): 15' 0" x 12' 0" (4.57m x 3.66m) (into bay).



BEDROOM (2): 15' 0" x 12' 0" (4.57m x 3.66m) (into bay)

BEDROOM (3): 12' 0" x 12' 0" (3.66m x 3.66m)



BEDROOM (4): 12' 0" x 12' 0" (3.66m x 3.66m)

Fixed staircase to . . .



Second Floor

SHOWER ROOM: Fully tiled shower cubicle with Redring Glow electric shower unit, vanity unit, low flush wc, Velux window, laminate wood effect floor.



LARGE HOME OFFICE: 14' 11" x 8' 0" (4.55m x 2.44m) Velux window, storage in eaves, multiple ethernet and data outlets.

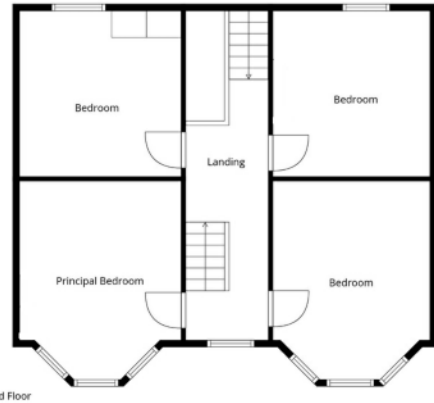
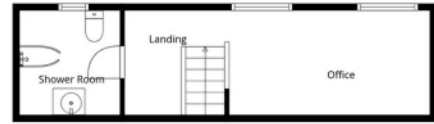


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Outside

Driveway parking to front. Well tended and private gardens to front and rear in lawns, mature shrubs and trees, timber garden shed.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling along Hamilton Road from Bangor town centre Springfield Avenue is on the left hand side just opposite Ward Park.

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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