



This attractive detached chalet bungalow enjoys a delightful position within this much sought after location of Carnalea, an area which is well known for its close proximity to shops, local amenities and delightful coastal walks. The railway halt at Carnalea is only a stone's throw away making this ideal for travelling to Belfast and beyond.

Internally the property has been well cared for by its present owners and briefly comprises on the ground floor, two well proportioned bedrooms, lounge, dining room, modern kitchen with breakfast area, conservatory, shower room and on the first floor two further bedrooms, home office or dressing room & family bathroom. Externally the gardens laid in lawns, shrubs that provide an array of colour and detached matching garage.

With so many quality attributes on offer, early viewing is strongly advised to avoid disappointment.

Offers Around
£395,000

13 Station Road,
Carnalea,
BANGOR,
BT19 1HD

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Chalet Bungalow on a Spacious Corner Site
- Well Presented Throughout
- Living Room with Marble Fireplace, Dining Room
- Modern Kitchen with Access to the Conservatory
- Utility Room
- Two Ground Floor Bedrooms, Shower Room
- Two Further Bedrooms, Dressing Room or Home Office on the First Floor
- Family Bathroom
- Upvc Double Glazed Windows / Oil Fired Central Heating
- Detached Garage with Driveway Parking from Carnalea Drive
- Grounds in Lawns, Shrubs etc
- Popular Carnalea Location

The Property Comprises:

Ground Floor

ENTRANCE HALL: Glazed uPVC door with glazed side lights, solid wood floors, cornice ceiling, dado rail. Hotpress with hot water cylinder.



From hall, glazed door to:

LIVING ROOM: 16' 10" x 11' 10" (5.13m x 3.61m) Solid wood floors, feature marble fireplace with inset electric fire, cornice ceiling.



From hall double doors with bevelled glass to:

DINING ROOM: 9' 11" x 9' 11" (3.02m x 3.02m) Solid wood floors, cornice ceiling.



Archway to:

KITCHEN: 13' 9" x 11' 6" (4.19m x 3.51m) Range of high and low level cupboards, one and a half bowl stainless steel sink unit with drainer and mixer tap, plumbed for dishwasher, centre island with space for cooker, extractor fan. Ceramic tiled floor, part tiled walls, space for microwave.



Double glazed sliding door to:

CONSERVATORY: 11' 6" x 11' 7" (3.51m x 3.53m) (at widest points). Tiled floor, PVC door to rear garden.

UTILITY ROOM: 8' 11" x 8' 5" (2.72m x 2.57m) Range of low level cupboards, plumbed for washing machine, space for fridge/freezer, space for tumble dryer. Door to back garden.



SHOWER ROOM: Corner shower enclosure with mains thermostatic shower, bidet, low flush wc, vanity wash hand basin, tiled walls, ceramic tiled floor.



BEDROOM (1): 12' 11" x 11' 7" (3.94m x 3.53m) Cornice ceiling, built-in sliding robes with mirrored doors, laminate wooden floor.



BEDROOM (2): 9' 10" x 9' 0" (3m x 2.74m) Built-in robes with sliding mirrored doors, laminate wood effect floor.



First Floor

Storage cupboard with eaves access.

BEDROOM (3): 15' 5" x 12' 11" (4.7m x 3.94m) (at widest points). Built-in robe, laminate wooden floor.



BEDROOM (4): 15' 5" x 12' 1" (4.7m x 3.68m) Currently used as sitting room.

DRESSING ROOM: 10' 2" x 10' 0" (3.1m x 3.05m) Velux window.



BATHROOM: Corner panelled bath with electric shower over, low flush wc, vanity wash hand basin, tiled walls, tongue and groove ceiling with recessed lighting. Ceramic tiled floor.



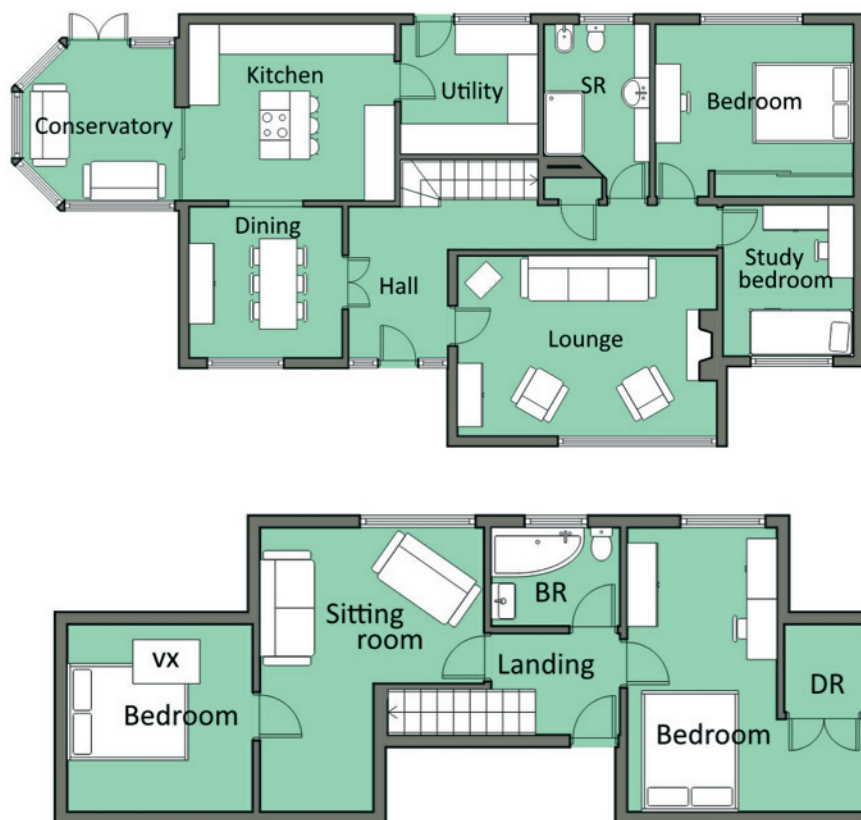
Outside

DETACHED GARAGE: Up and over door, oil fired boiler, light and power. Access from Carnalea Drive.

Tarmac driveway and grass area to rear, oil tank. Front in lawn with tarmac pathway onto Station Road.



Telephone 028 9042 4747
www.templetonrobinson.com



Location:

Leaving Bangor via the Bryansburn Road, continue onto the Crawfordsburn Road, at the roundabout with Rathmore Road go straight ahead, take the second turn on the right into Station Road and the property is along on the left hand side. 13 Station Road is a corner site with driveway parking from Carnalea Drive.

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

Energy Rating

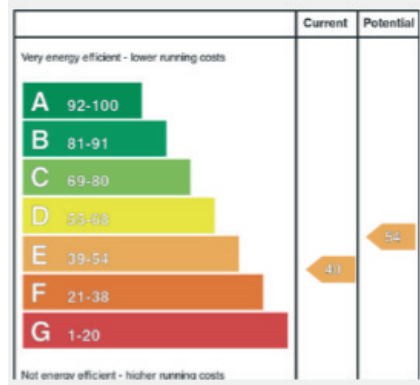
Epc Type: Domestic

Current: E40

Potential: E54

EPC Landmark Code: 0370-2329-6550-2625-6055

[Epc Certificate](#)



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