



Occupying a generous secure site, this impressive detached family home has a lot to offer. Accessed via electric gates to ample secure parking and level gardens with excellent screening to the front. Internally the property offers spacious well proportioned and well maintained living with three reception rooms and a large open plan kitchen, complimented by four double bedrooms, family bathroom, ensuite shower room and downstairs cloakroom.

The location offers the best of both worlds, in a mature residential area yet just a short distance to both Newtownards and Bangor town centres. The regular public transport route to Bangor train station enables a stress-free commute into Belfast and beyond.

Newtownards is an active town with a variety of popular shops, an array of restaurants and coffee shops and the recently refurbished leisure and well being centre. The range of local senior and primary schools and close proximity to both the Ards and Ulster Hospitals further enhance this excellent location.

Offers Around
£450,000

44 Bangor Road,
Conlig,
NEWTOWNARDS,
BT23 7PX

Viewing by
appointment
through agent
028 9042 4747



- Spacious Detached Family Home on a Generous Site of Approximately 0.5 of an Acre
- 3 Separate Reception Rooms
- Modern Fitted Kitchen Open Plan to Casual Dining
- Utility Room
- 4 Double Bedrooms with Ensuite Shower Room off the Principal Bedroom
- Modern Bathroom Suite
- Downstairs Cloakroom with WC
- Gas Fired Central Heating
- uPVC Double Glazing
- Mature Secure Private Gardens & Ample Parking
- Popular & Convenient Location
- Chain Free

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH:

CLOAKROOM: Low flush wc, wash hand basin, ceramic tiled floor.

ENTRANCE HALL: Feature tiled floor.

LOUNGE: 16' 5" x 11' 10" (5m x 3.6m) (into bay window). Light grey oak wood flooring, wood burning stove with slate hearth.



DINING ROOM/OFFICE: 14' 5" x 11' 10" (4.4m x 3.6m) (into bay window). Wood burning stove with slate hearth.



FAMILY ROOM: 11' 10" x 11' 2" (3.6m x 3.4m) Wood burning stove, light grey wood flooring, uPVC double glazed doors to garden.



EXCELLENT MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 17' 9" x 16' 1" (5.4m x 4.9m) Excellent range of high and low level De Dietrich units, polished quartz worktops, Blanco twin sink with mixer tap, built-in twin ovens, integrated dishwasher, fridge freezer, island unit, feature induction four ring hob with suction fan below, range of low level drawers, oak laminate wood flooring, uPVC double glazed patio doors to garden.



UTILITY ROOM: 7' 7" x 5' 3" (2.3m x 1.6m) Range of high and low level cupboards, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, gas fired boiler.



First Floor Return

PRINCIPAL BEDROOM: 17' 5" x 11' 10" (5.3m x 3.6m) Built-in robe.

LUXURY ENSUITE SHOWER ROOM: Built-in double shower cubicle, low flush wc, vanity unit, heated towel rail, recessed spotlights.



MODERN BATHROOM: Comprising tiled panelled bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin, fully tiled double shower cubicle, heated towel rail.



First Floor

BEDROOM (2): 13' 1" x 12' 2" (4m x 3.7m)



BEDROOM (3): 12' 2" x 12' 2" (3.7m x 3.7m)



BEDROOM (4): 12' 10" x 10' 6" (3.9m x 3.2m)



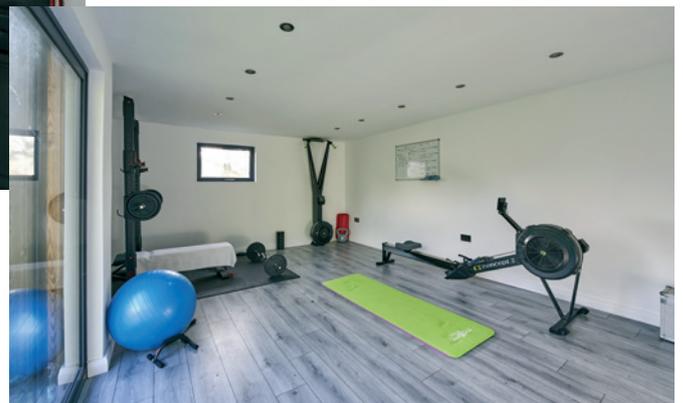
Outside

Electric gates to private driveway with ample parking. Enclosed private rear garden. Private front garden.



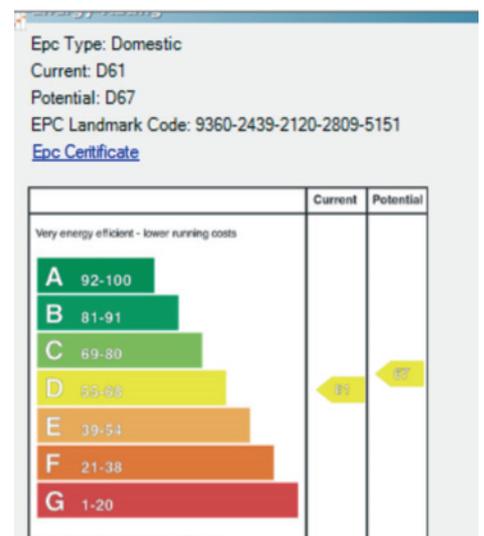
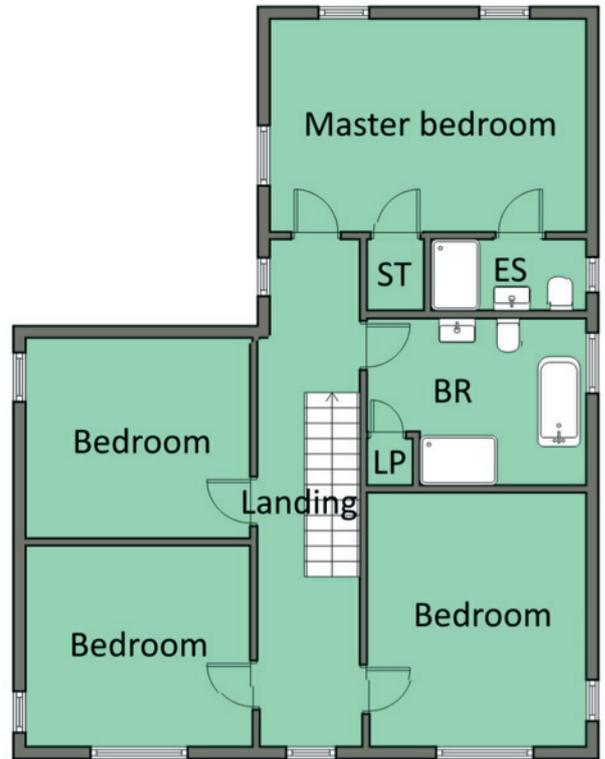
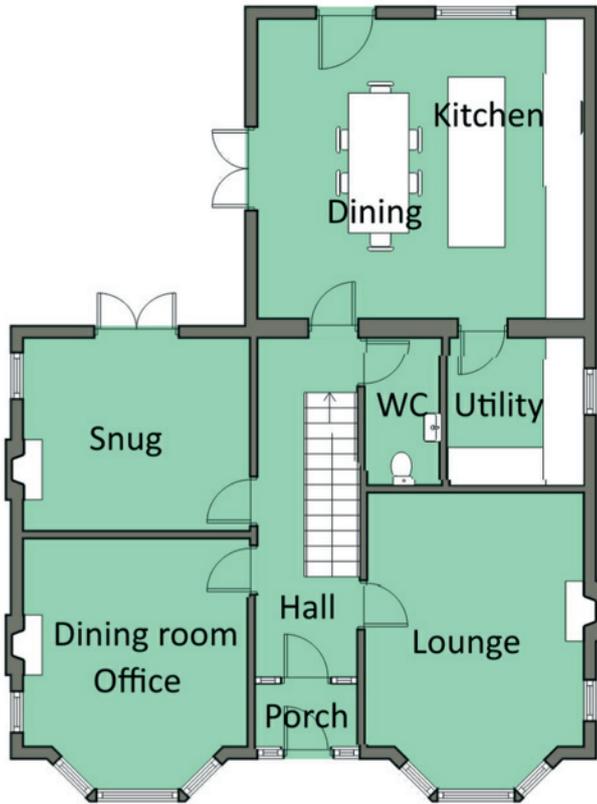
DETACHED GARAGE/STORE:

GARDEN HOUSE/GYM/HOME OFFICE: Reinforced laminate wood effect flooring.



Location:

Off Bangor/ Newtownards Carriageway.



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



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