



A beautifully presented, recently renovated detached family home positioned within an equally popular and convenient residential area, located on the sought after town centre side of the Bangor ring road. Affording bright, spacious and well-proportioned layout could be adapted to suit the occupier's requirements. Briefly comprising hallway, cloaks WC, living room with feature wood burning stove, kitchen plus separate dining room. Upstairs, there are four notably spacious bedrooms plus luxury bathroom. Further enhanced by uPVC double glazed windows and oil central heating, the property has been finished to a high standard and is tastefully decorated throughout. Set back from the road, a sweeping driveway leads to an integral garage. This is complemented by notably private, good sized rear garden in lawn with feature pebbled patio - a perfect space for both entertaining and relaxing.

The location offers ease of access to Bangor Town Centre with a range of amenities including shops, cafes, restaurants, Aurora Leisure Centre and Bangor Health Centre. Bangor Marina is nearby and beautiful woodland walks within Castle Park are on your doorstep. Ideal for families, and commuters alike, the local railway station is close to hand offering bus and train links to Belfast and beyond. Viewing is a must to appreciate all this home has to offer.

Offers Around  
£325,000

28 Cleland Park Central  
BANGOR,  
BT20 3EP

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Viewing by  
appointment  
through agent  
028 9042 4747



- Beautifully presented, recently renovated detached family home
- Popular & convenient yet quiet residential area
- Bright, spacious, well-proportioned & adaptable layout
- Hallway
- Cloaks WC
- Living Room with feature wood burning stove
- Dining Room
- Kitchen with casual dining area
- Four Bedrooms
- Luxury 4 piece bathroom
- Bespoke wooden shutters to all rooms
- Oil fired central heating
- uPVC frame double glazed windows
- Integral Garage
- Enclosed, private rear garden in lawn with pebbled patio
- Located within sought after town centre side of the Bangor ring road
- Offers ease of access to Bangor Town Centre with a range of amenities including shops, cafes, restaurants, Aurora Leisure Centre and Bangor Health Centre
- Ideal for families & commuters alike, the local railway station is close to hand offering bus and train links to Belfast and beyond

The Property Comprises:

Upvc double glazed front door with side lights.

Entrance

RECEPTION PORCH: Ceramic tiled floor, upvc double glazed inner door with side lights to...

Ground Floor

HALLWAY: Ceramic tiled floor.



CLOAKROOM/WC: Low flush WC, pedestal wash hand basin with mixer tap and cupboard, ceramic tiled floor.

LIVING ROOM: 15' 5" x 11' 10" (4.7m x 3.6m) Feature wood burning effect stove (gas fire), ceramic tiled floor, ceiling.



DINING ROOM: 11' 10" x 10' 2" (3.6m x 3.1m) Ceramic tiled floor, overlooking rear garden.



KITCHEN WITH CASUAL DINING BREAKFAST BAR: Shaker style kitchen with range of high and low level units, 1.5 stainless steel sink with drainer and mixer tap, wood block effect laminate worktop and upstand, built in Hotpoint 4 ring ceramic hob, glass splashback and stainless steel extractor fan, built in Hotpoint eye level oven and grill, built in fridge/freezer, plumbed for washing machine, ceramic tiled floor. Upvc double glazed door to rear.



REAR PORCH: uPVC double glazed window and door.

First Floor

LANDING:



BEDROOM (2): 18' 4" x 10' 2" (5.6m x 3.1m) 2 x Velux windows, feature panelled walls, large storage room with light.



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STEPS FROM LANDING TO LANDING: Linen cupboard. Roofspace access.

BEDROOM (1): 15' 5" x 10' 10" (4.7m x 3.3m) 2 x built in robes, panelled walls, bedside lighting.



BEDROOM (3): 12' 2" x 12' 2" (3.7m x 3.7m) Overlooking rear garden.

BEDROOM (4): 10' 10" x 8' 6" (3.3m x 2.6m) Built in robe.



BATHROOM: Luxury 4 piece bathroom suite comprising free standing bath with free standing mixer tap, feature built in shower cubicle with mains shower unit, wash hand basin with mixer tap and cupboard, low flush WC, feature part tiled walls, window.



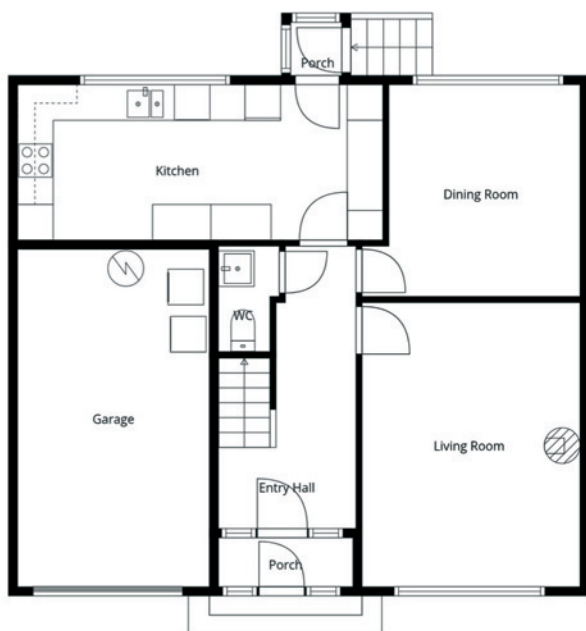
Outside

OUTSIDE: Gates to pebbled driveway leading to...

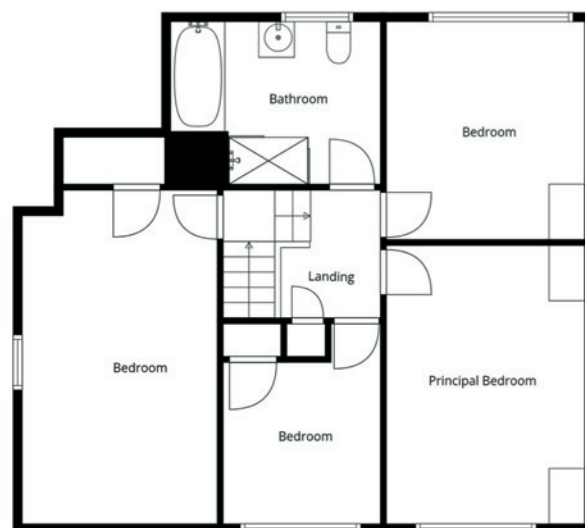
INTEGRAL GARAGE: 18' 1" x 10' 6" (5.5m x 3.2m) Roller door, light and power, pressurised hot water system, oil fired boiler.

REAR: Enclosed rear garden in lawn with raised pebbled seating area, bordered by fencing, outside tap, pvc oil tank.





Floor 1



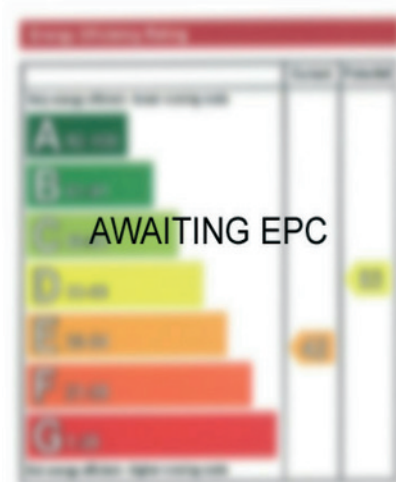
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Travelling out of Bangor along the Newtownards Road, turn right just before the roundabout onto Cleland Park. Turn left onto Cleland Park South then right onto Cleland Park Central.

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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