



A deceptively spacious semi-detached home, nestled within a quiet cul-de-sac set back from the ever-popular Belfast Road. Arranged over three floors, the bright and adaptable accommodation comprises lounge, kitchen open plan to dining, cloaks WC, four double bedrooms – two with ensuite plus bathroom. Externally there is allocated parking for two cars and an enclosed, private rear garden in lawn. Further enhanced by gas fired central heating and double glazed windows, the property has been recently re-decorated and carpeted leaving the eventual purchaser little to do but move in.

The location offers ease of access to Bangor Town Centre with its' range of amenities including shops, cafes, restaurants, variety of schools, nurseries, Aurora Leisure Centre and Bangor Health Centre. Bangor Marina is nearby and beautiful woodland walks within Castle Park are on your doorstep. The local railway station is close to hand offering bus and train links to Belfast and beyond making it ideal for those wishing to commute. We anticipate this property will have wide appeal.

Offers Around
£259,950

62B Belfast Road,
Bangor,
BT20 3PU

Viewing by
appointment
through agent
028 9042 4747



- Nestled in quiet cul-de-sac set back from Belfast Road
- Attractive and modern semi-detached home
- Bright & spacious accommodation over three floors
- Lounge with bay window & solid oak flooring
- Contemporary kitchen open plan to Dining Area
- Four double bedrooms - Two with ensuite
- First floor family bathroom
- Gas fired central heating
- uPVC frame double glazed windows
- Recently re-decorated, carpeted & landscaped
- Enclosed, private rear garden
- Allocated & visitor parking
- Bangor West railway stop provides rail link to Belfast and beyond
- Excellent arterial road links to Belfast nearby
- Beautiful woodland and coastal walks on your doorstep
- Quiet yet convenient location convenient location within proximity to Bangor Town Centre



The Property Comprises:

Ground Floor

Hardwood double glazed front door with sidelights.

ENTRANCE HALL:

CLOAKROOM WC: Low flush WC, pedestal wash hand basin, tiled splashback, ceramic tiled floor, extractor fan.



LIVING ROOM: 16' 1" x 16' 1" (4.9m x 4.9m) (Into bay) - oak laminate wood flooring, feature electric fireplace with oak surround, granite inset and hearth.





KITCHEN OPEN PLAN TO DINING: Modern two tone kitchen with feature range of high and low level units, wood block effect laminate worktop and upstands, stainless steel sink with drain and mixer tap, built-in 4 ring ceramic hob with stainless steel extractor fan, built-in electric oven, built-in dishwasher, place for washing machine, resin flooring, Vaillant gas fired boiler.

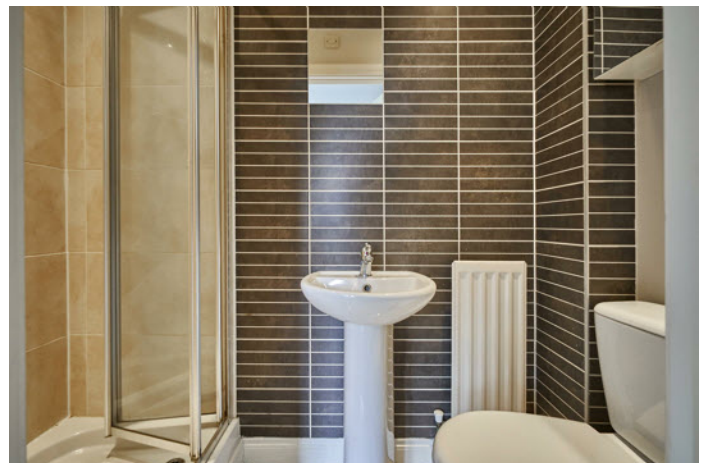
uPVC double glazed doors to exterior.



First Floor

PRINCIPAL BEDROOM: 16' 1" x 10' 10" (4.9m x 3.3m) Built-in double wardrobe. uPVC double glazed doors to Juliet balcony.

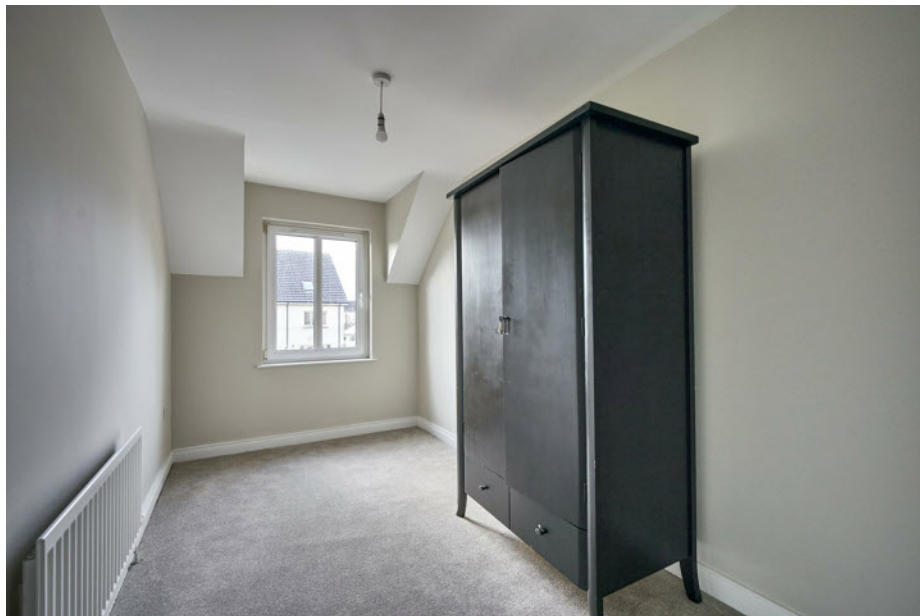
ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Grohe shower unit, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls, extractor fan.



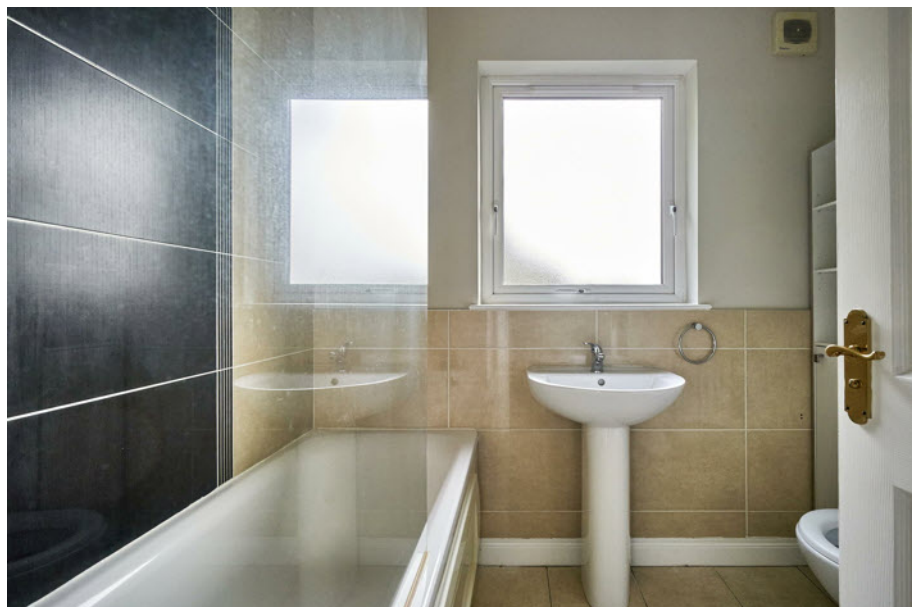


BEDROOM (3): 12' 6" x 8' 6" (3.8m x 2.6m) Velux window.

BEDROOM (4): 13' 1" x 7' 3" (4.0m x 2.2m)



BATHROOM: White bathroom suite comprising panelled bath with mixer tap and shower over, part tiled walls, pedestal wash hand basin with mixer tap, low flush WC, ceramic tiled floor, extractor fan, window.



Second Floor

BEDROOM (2): 21' 12" x 9' 2" (6.7m x 2.8m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Grohe shower unit, pedestal wash hand basin with mixer tap, low flush WC, ceramic tiled floor, extractor fan, Velux window.



Outside

To Front - 2 parking spaces.

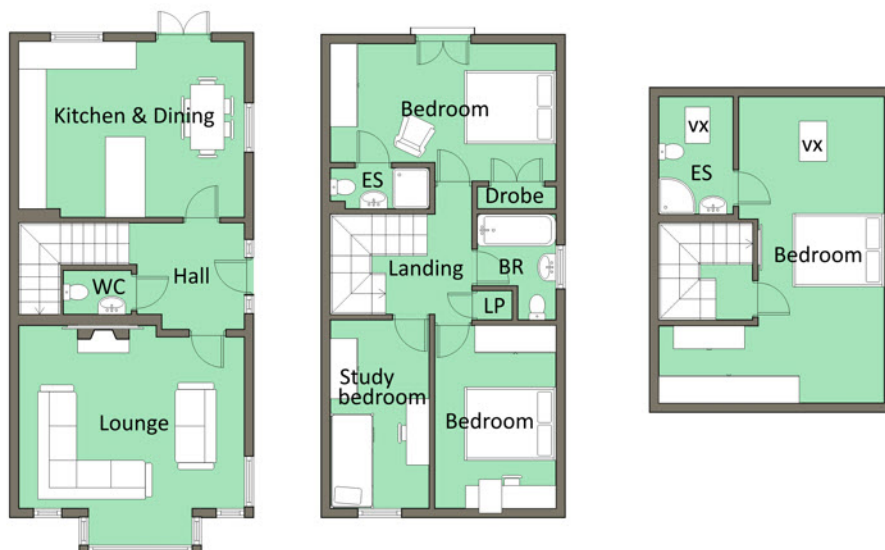
To Rear - Enclosed notably private rear garden, timber decked area leading to lawn - bordered by fencing.

uPVC gutters, soffits and fascias.

Outside light and tap.

Telephone 028 9042 4747

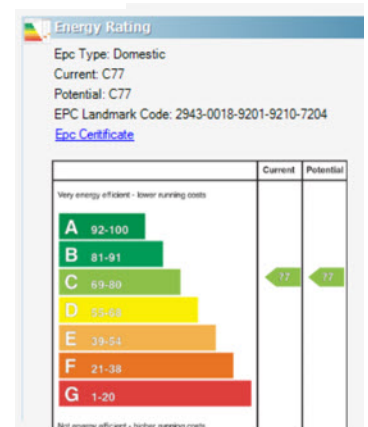
www.templetonrobinson.com



Location:

From the Belfast Road traffic lights, continue along the road for approx 1km. No 62b is on the right hand side set back from the road.

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



MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.