



This modern detached villa represents a rare opportunity to acquire a home of style and quality in one of Bangor's most attractive settings. Perfect for families or professionals seeking contemporary living.

The property enjoys a spacious lounge, modern kitchen with dining area and enjoys direct access to the landscaped garden which enjoys a sunny aspect. On the first floor three well proportioned bedrooms, ensuite to the principal room and family bathroom.

Situated in the desirable Brook Lane area, this property benefits from a peaceful, family-friendly environment while remaining within easy reach of Bangor town centre, local schools, parks, and excellent transport links. The area is known for its strong community feel and access to scenic coastal walks and leisure amenities.

Offers Around
£275,000

75 Brook Lane,
BANGOR,
BT19 1ST

Viewing by
appointment
through agent
028 9042 4747



- Well Presented Detached Villa
- Modern Contemporary Decor Throughout
- Lounge with Feature Panelled Walls
- Grey Painted Kitchen with Casual Dining Area
- Utility / Laundry Room
- Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Family Bathroom
- Double Glazed Windows / Gas Heating
- Driveway Parking for 2 Cars
- Landscaped Garden to Rear - enjoying a Sunny Aspect
- Popular & Sought After Location

The Property Comprises:

Ground Floor

Composite front door.

ENTRANCE HALL:

CLOAKROOM: Low flush WC, pedestal wash hand basin, wood effect flooring.

From Hall - double doors to. . .

LOUNGE: 16' 10" x 14' 0" (5.13m x 4.27m) Feature panelled walls, wood effect flooring.



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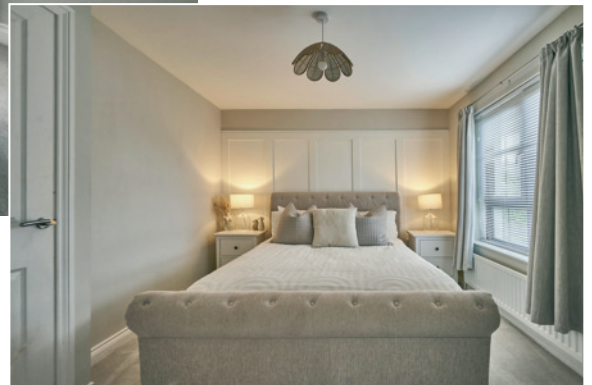
KITCHEN / DINING: 16' 0" x 10' 0" (4.88m x 3.05m) Painted grey kitchen with excellent range of high and low level units, laminate work surfaces, space for dishwasher, stainless steel sink unit with mixer tap, gas hob, oven, extractor fan, LED lighting, space for fridge freezer, ceramic tiled floor. Double door to patio / garden.



UTILITY ROOM/LAUNDRY: Plumbed for washing machine, ceramic tiled floor, Vokera - gas fired boiler.

First Floor

PRINCIPAL BEDROOM: 12' 0" x 10' 0" (3.66m x 3.05m) Panelled walls.



ENSUITE SHOWER ROOM: Enclosed shower cubicle with thermostatic shower unit, pedestal wash hand basin, low flush WC, low voltage spot lights, extractor fan.



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BEDROOM (2): 13' 0" x 8' 0" (3.96m x 2.44m)



BEDROOM (3): 10' 0" x 7' 10" (3.05m x 2.39m)



BATHROOM: White bathroom suite comprising panelled bath with mixer tap and telephone hand held shower, shower screen, low flush WC, pedestal wash hand basin.



LANDING: Linen cupboard.

Access to roofspace.



Outside

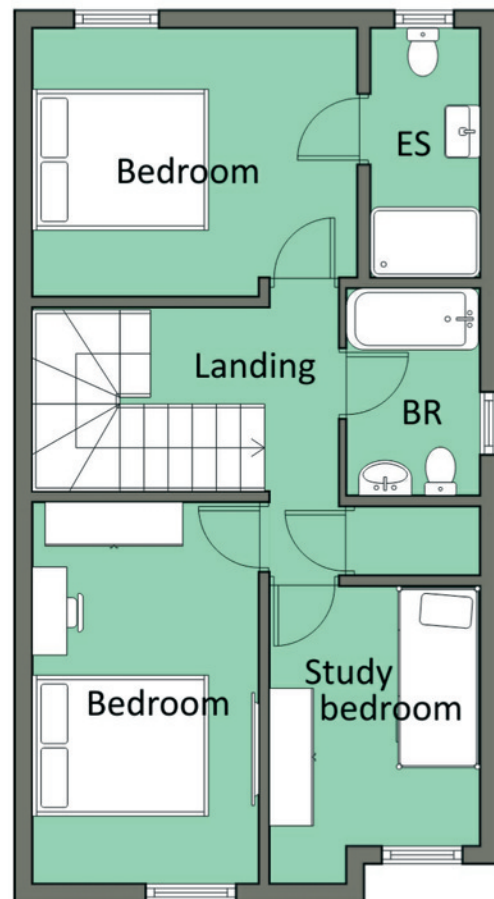
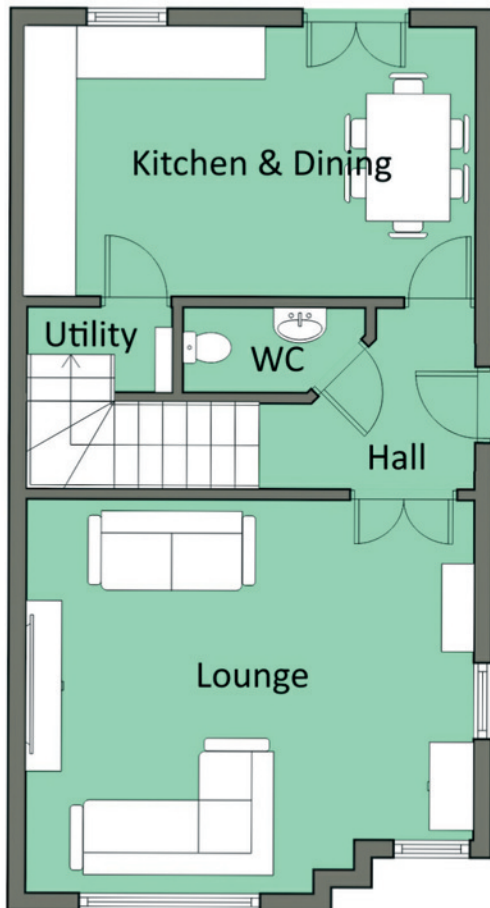
Driveway with 2 parking spaces. Enclosed rear garden. Tierd garden to rear - laid in lawn.

Private paved patio, garden shed. All enjoying a sunny aspect.



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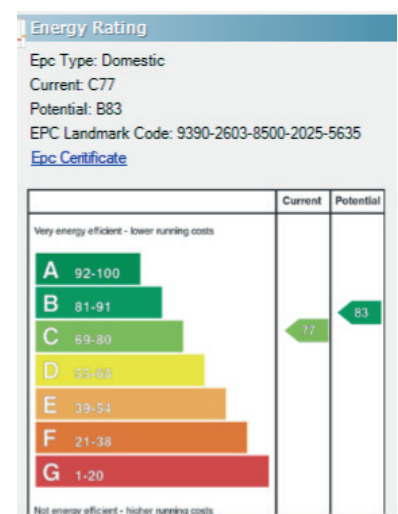
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Location:

Travelling from the Rathgael Road roundabout, continue onto the Rathgael Road, turn left into Brook Lane. The property is on the left hand side.

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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