



Shaftesbury is a highly sought-after development, known for its variety of well-designed homes in a prime location. These properties consistently attract strong demand, thanks to their convenient setting and appeal. This particular home features a thoughtfully designed layout that prioritises bright, spacious, and contemporary living.

One of the standout features is the open-plan kitchen, living, and dining area. The kitchen boasts integrated appliances, a sleek island unit, and French doors that open to the rear garden. The cozy lounge, complete with a wood-burning stove, adds even more charm. These elements make the home perfect for those with a keen eye for quality.

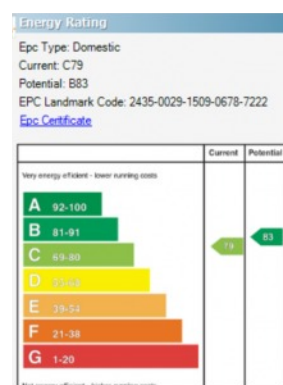
The property also offers three generously sized bedrooms and a modern bathroom with stylish fittings. Outside, you'll find driveway parking to the side, along with a private, low-maintenance garden—ideal for summer BBQs and entertaining guests.

Overall, this home presents a fantastic opportunity for anyone looking for a well-finished, easy-to-maintain modern living space. With direct access to the main arterial routes for city commuting and within walking distance of Bangor's city centre and Bangor West Station.

Offers Around £199,950

14 Shaftesbury Avenue,
BANGOR,
BT20 3GA

Viewing by
appointment
through agent
028 9042 4747



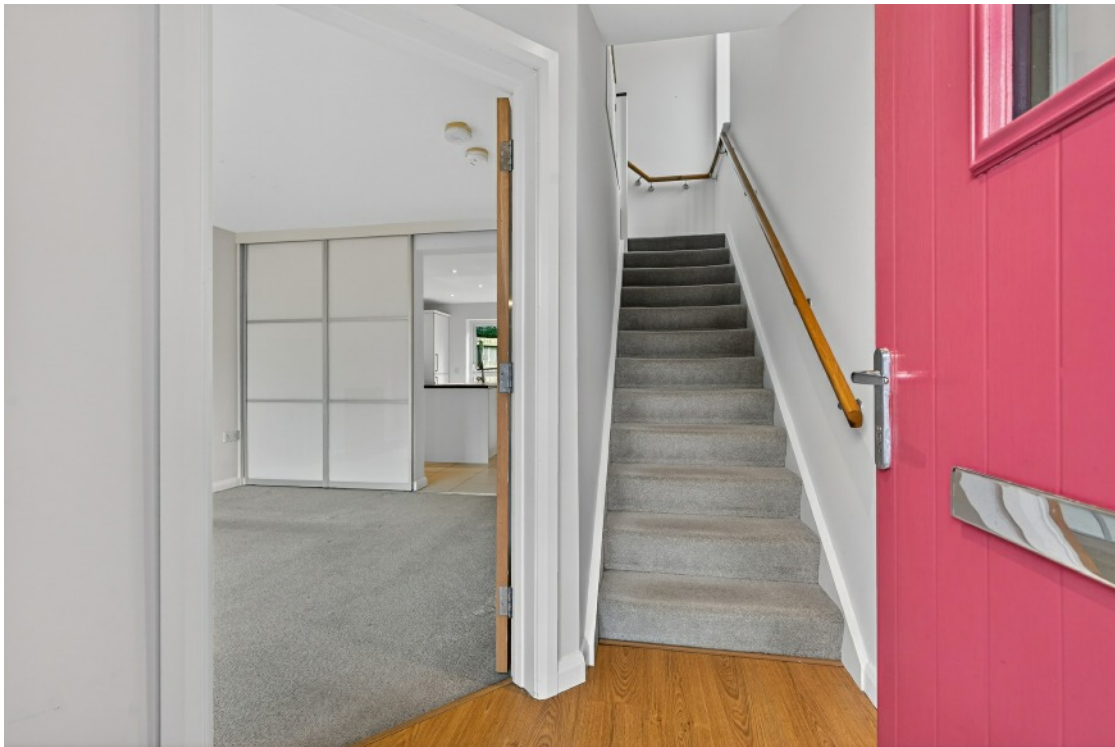


- Spacious Lounge with Feature Cast Iron Stove
- Superb Modern Fully Fitted Kitchen with Range of Integrated Appliances
- Ground Floor WC
- Three Well Proportioned Bedrooms Master with En Suite Shower Room
- Contemporary Main Bathroom with White Suite
- Driveway Parking to Side
- Rear Gardens with Raised Flowerbeds, Brick Paviour Patio Areas, Ideal for Outdoor Entertaining
- Phoenix Gas Central Heating
- Double Glazing

The Property Comprises:

Entrance

RECEPTION HALL: Composite hardwood front door, glass side panel, laminate wood floor and recessed downlighting.



LOUNGE: 14' 3" x 12' 6" (4.34m x 3.8100m) Hole in wall style fireplace with wood burning stove and granite heart.



Sliding door to:-

KITCHEN / DINING AREA 16' 3" x 15' 6" (4.95m x 4.72m) at widest points. Range of high and low level units, walnut effect work surfaces and matching splash back, single drainer stainless steel sink unit, mixer tap. Built in under oven, four ring gas hob, stainless steel splash back and matching extractor hood, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, housing for gas fired boiler, recessed downlighting, ceramic tiled floor, french doors to rear.



CLOAKROOM SUITE: White suite comprising low flush wc, wash hand basin with mixer tap, extractor fan, ceramic tiled floor.



First Floor

LANDING: Access to roofspace. Linen closet.



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BEDROOM (1): 12' 8" x 10' 0" (3.85m x 3.05m) at widest points. Plus built in robe.

ENSUITE SHOWER ROOM: White suite comprising fully tiled quadrant shower cubicle with mains shower, half pedestal wash hand basin, mixer tap, low flush wc, extractor fan, ceramic tiled floor.



BEDROOM (2): 10' 3" x 8' 5" (3.1200m x 2.56m) at widest points.

BEDROOM (3): 10' 4" x 7' 6" (3.15m x 2.29m) at widest points.



BATHROOM: White suite comprising panel bath with mixer tap, mains shower and shower screen door, wash hand basin with mixer tap and tiled splash back, low flush wc, extractor fan.



Outside

Brick paviour pathway to front door, loose pebbled driveway, ample parking to side, garden shed, rear garden laid in lawns and mature shrubs and planting, outdoor light.

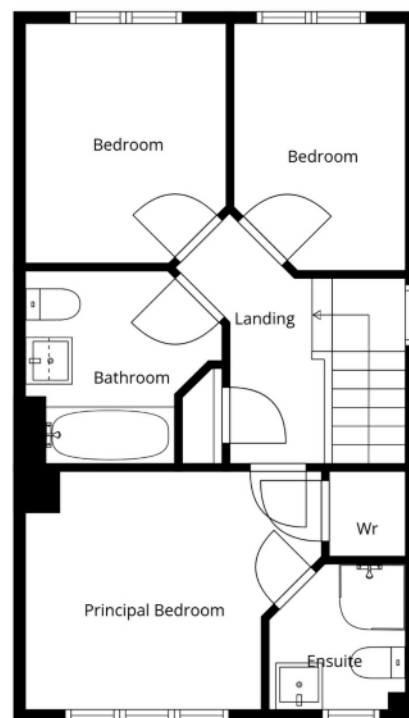


Location:

Travelling Bangor bound along the main Bangor to Belfast dual carriageway continue straight into Bangor under the flyover and along the Belfast Road. Turn left before Hillmount Garden Centre into Shaftesbury Road. Shaftesbury Avenue is located on the left hand side.



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Lisburn Road - 028 90 66 3030
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 Lisburn - 028 92 66 1700
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