



A fabulous, contemporary three bedroom semi-detached home set in the highly sought after area. This beautifully presented property offers stylish, modern living throughout, with bright, well-proportioned rooms and a sleek, contemporary finish from top to bottom.

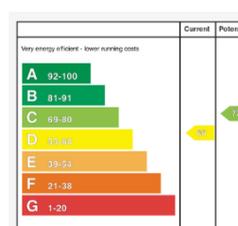
The ground floor features a welcoming entrance hall, a spacious lounge with wall mounted fire and archway to dining room, high gloss "Graphite" kitchen with full range of high quality appliances. The layout is perfect for both everyday living and entertaining. Upstairs, you'll find three excellent bedrooms along with a modern family bathroom, all finished to a high standard.

Outside, the landscaped garden provides a private and beautifully designed outdoor space, ideal for relaxing or hosting. With its contemporary décor, prime location, and thoughtful layout, this is a home that truly stands out.

Offers Over
£189,950

13 Auburn Park,
BANGOR,
BT20 3HW

Viewing by
appointment
through agent
028 9042 4747





- Fabulous Contemporary Semi Detached Home
- Immaculately Presented with Stylish, Modern Décor Throughout
- Bright, Spacious Living Room with a Feature Wall Mounted Electric Fire
- Dining Room with Direct Access to the Kitchen
- Contemporary High Gloss "Graphite" Kitchen with Full Range of Integrated Appliances
- Three Well Proportioned Bedrooms and a Modern Family Bathroom with Separate Shower Cubicle
- Beautifully Landscaped Rear Garden—Perfect for Relaxing or Entertaining
- Double Glazed Windows / Gas Heating
- Driveway Parking for Two Cars
- Sought After & Convenient Location

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Storage understairs.



LIVING ROOM: 13' 0" x 12' 0" (3.96m x 3.66m) Electric wall-mounted fire, LED lighting.



DINING ROOM: 10' 0" x 9' 0" (3.05m x 2.74m) Ceramic tiled floor. Door to . . .



KITCHEN: 14' 0" x 8' 0" (4.27m x 2.44m) 'Graphic' high gloss kitchen with excellent range of high and low level units, marble effect formica work surfaces, four ring induction hob with extractor fan and canopy above, LED lighting, Normende microwave and double oven, integrated fridge freezer, Belfast sink unit, integrated dishwasher, ceramic tiled floor, brick effect wall tiling, uPVC door to outside.



First Floor

LANDING: Access to roofspace, gas fired boiler.



BEDROOM (1): 13' 0" x 10' 0" (3.96m x 3.05m) Built-in wardrobe with mirrored sliding door.



BEDROOM (2): 10' 0" x 9' 0" (3.05m x 2.74m) Feature panelled wall, built-in wardrobe with mirrored sliding door.

BEDROOM (3): 8' 0" x 8' 0" (2.44m x 2.44m) Built-in wardrobe with mirrored sliding door, feature wood panelled wall.



BATHROOM: White suite comprising free standing bath with mixer tap and telephone hand shower, low flush wc, wash stand with drawers below, fully tiled shower cubicle with thermostatic shower unit and rain shower head, ceramic tiled floor, fully tiled walls, heated towel rail, LED lighting.



Outside

Driveway parking to front, front garden laid in lawn. Landscaped rear garden in paving, patio area, steps to level garden laid in lawn.

Garden shed available by separate negotiation, plumbed for washing machine and vented for tumble dryer.



Location:

From the West Circular Road turn left into Clandeboye Road and Marquis Avenue is the 1st road on the right, turn right into Alexandra Gardens, second right into Auburn Park and No 13 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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