



This well-presented three bedroom semi-detached home, built approximately 9 years ago, and ideally suited to first-time buyers, young families, or downsizers.

The property offers modern living throughout, with a bright and spacious layout. The accommodation is well balanced, providing comfortable living spaces alongside well-proportioned bedrooms, principal bedroom with ensuite shower room and separate family bathroom.

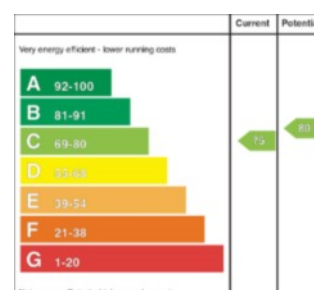
Externally, the home enjoys a fully enclosed garden which enjoys a sunny aspect and ideal for those seeking outdoor space without significant upkeep, along with off-street parking. Situated in a popular and convenient residential area, the property is close to local amenities, schools, and transport links.

An excellent opportunity not to be missed therefore early viewing is a must.

Offers Over  
£259,950

1 Cedar Mount,  
BANGOR,  
BT20 3DL

Viewing by  
appointment  
through agent  
028 9042 4747





- Well Presented Semi Detached Villa over Three Floors
- Low Maintenance Living Environment
- Lounge with Feature Fireplace and Open Fire
- Contemporary Kitchen open plan to Casual Dining & Living Area
- Utility Cupboard
- Ground Floor Cloaks with Low Flush Suite
- Two First Floor Bedrooms, Principal Bedroom with Ensuite Shower Room
- White Bathroom Suite
- Further Bedroom on Second Floor
- Luggage / Storeroom on Second Floor
- Gas Heating / Double Glazed Windows
- Driveway Parking for 2 Cars
- Enclosed Rear Garden in Lawns, Patio Area etc
- Popular & Sought After Bangor West Location

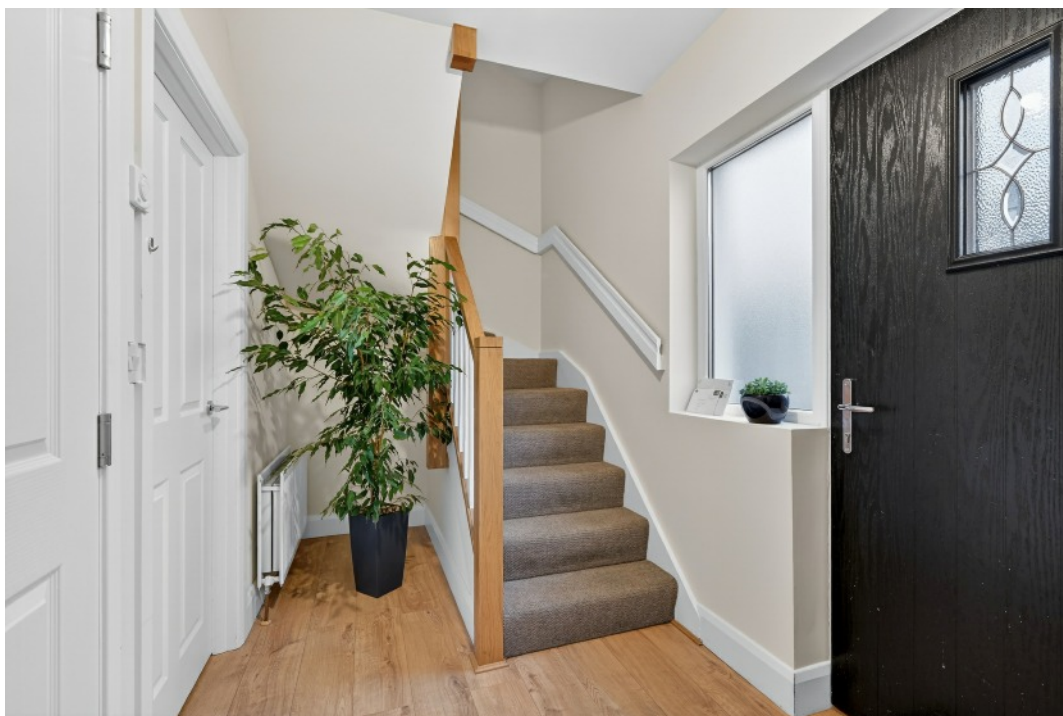
The Property Comprises:

### Ground Floor

Composite front door.

ENTRANCE HALL: Laminate wood effect floor.

CLOAKROOM: Pedestal wash hand basin, vanity unit, ceramic tiled floor. Extractor fan.



LOUNGE: 15' 10" x 11' 0" (4.83m x 3.35m) Cast iron fireplace, open fire. Laminate wood effect floor.



KITCHEN/LIVING/DINING: 16' 10" x 15' 10" (5.13m x 4.83m) (L-Shaped). Grey kitchen with excellent range of high, and low-level solid oak work surfaces. Double stainless steel sink unit with mixer tap. Single oven, four ring hob, extractor fan, display shelving, glazed display cabinets. Velux window, LED lights. Enclosed utility area plumbed for washing machine. CASUAL LIVING AND DINING AREA: Double doors to patio/garden.



First Floor

BEDROOM (2): 9' 0" x 9' 0" (2.74m x 2.74m) Laminate wood effect floor.



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



PRINCIPAL BEDROOM: 12' 0" x 9' 0" (3.66m x 2.74m) Laminate wood effect floor.

ENSUITE SHOWER ROOM: Fully tiled shower enclosure with thermostatic shower unit, low flush WC, pedestal wash hand basin, heated towel rail, ceramic tiled floor, LED lighting, wall mirror with in-built LED light, shaver socket, extractor fan.



## Second Floor

BEDROOM (3): 14' 0" x 9' 0" (4.27m x 2.74m) Laminate wood effect floor. Velux windows, storage into eaves.

LUGGAGE ROOM/STORE: Laminate wooden floor, Viesmann gas fired boiler.



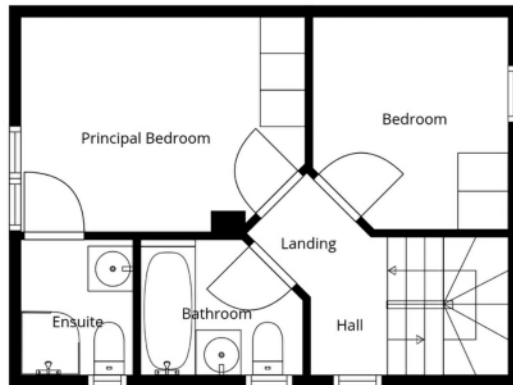
## Outside

Pebbled front area, tarmac driveway with parking for two cars. Double patio doors open onto fully enclosed paved patio area with steps to garden laid in lawn.

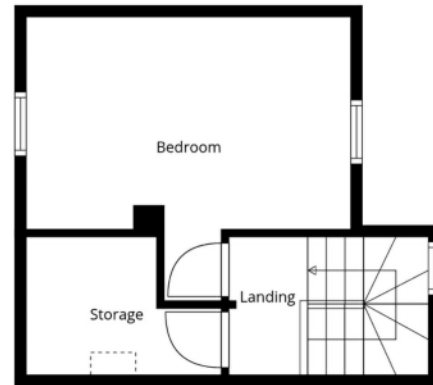


Location:

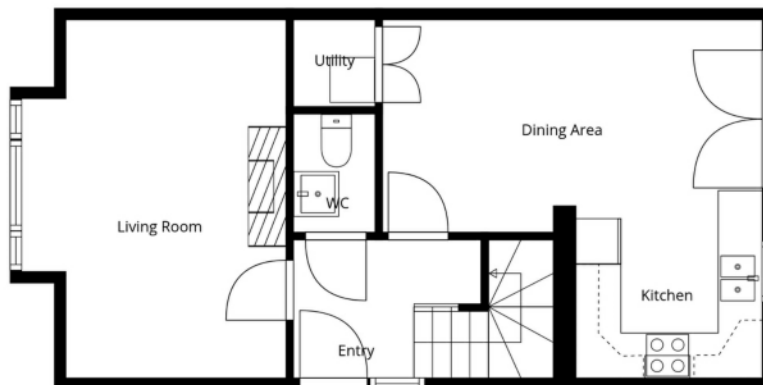
Travelling along the Bryansburn Road from Bangor, Cedar Mount is on the left-hand side.



2nd Floor



3rd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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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