



A bright and notably spacious semi-detached chalet bungalow, conveniently located within a highly sought after area within Bangor West.

Occupying an elevated position, a tarmac driveway offers ample parking and leads to a detached garage. Having been the subject of a recent renovation, the property affords a stylish interior complimented by a well-designed and adaptable layout. A desirable and convenient location, within proximity to a range of amenities and distractions including Bangor town centre, Springhill shopping facilities, array of cafes and restaurants, local churches plus several local primary and secondary school. The location is also ideal for those wishing to commute to Belfast and beyond via road or rail.

We anticipate this beautiful home will have wide appeal in today's market - Viewing is a must.

Offers Around  
£229,950

36 Sinclair Road North,  
BANGOR,  
BT19 1PX

Viewing by  
appointment  
through agent  
028 9042 4747



- Notably spacious & bright semi-detached chalet bungalow
- Sought after location within the heart of Bangor West
- Recently renovated & affording a stylish interior
- Living Room with feature wood burning stove
- Kitchen open plan to Dining Room
- Home office (with staircase to first floor)
- Three Bedrooms
- Gas fired central heating
- uPVC frame double glazed windows
- Tarmac driveway offering ample parking
- Detached matching garage with light & power
- Enclosed, private, west facing rear garden
- Convenient location - nearby various amenities including shops, schools & cafes
- Bangor West & Carnalea railways stops close to hand - Ideal for commuters & families alike
- Located less than 2 miles from Bangor town centre and just 1.4 miles to the North Down coastline
- Will appeal to a wide range of prospective purchaser in today's market



The Property Comprises:

Ground Floor

Composite front door with leaded windows.

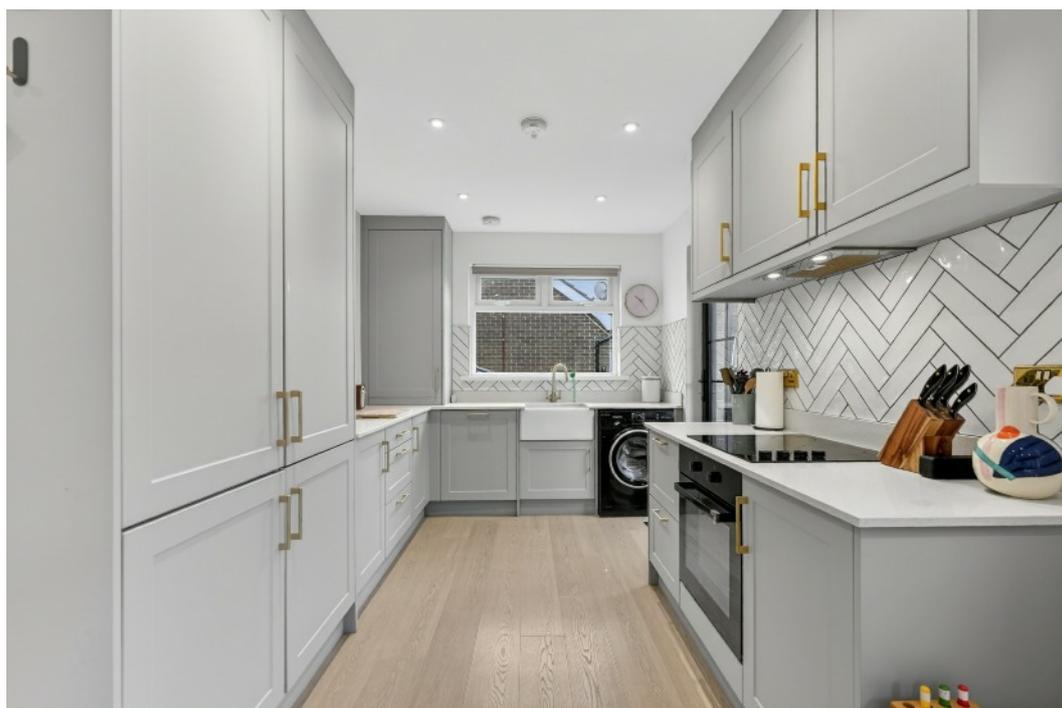
HALLWAY: Oak effect laminate wooden floor. Storage alcove and drawers under stairs.

PLAYROOM: 11' 6" x 10' 10" (3.5m x 3.3m) Range of bespoke built-in shelving with cupboards, shelving and panelled wall detail.

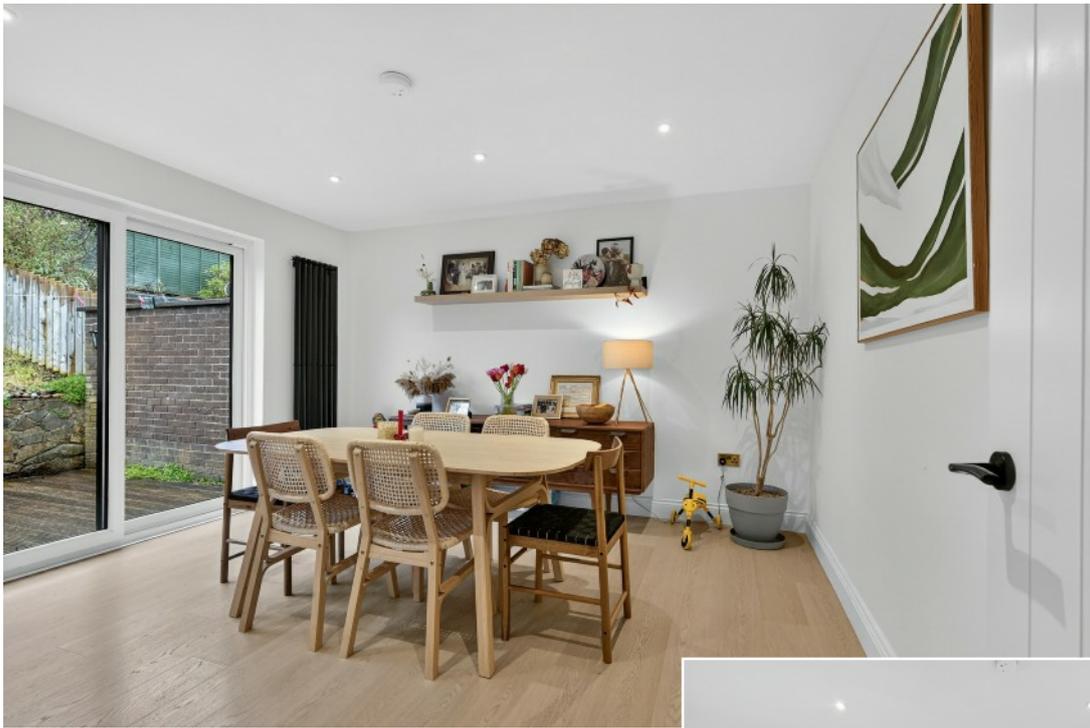
LIVING ROOM: 17' 9" x 11' 10" (5.4m x 3.6m) Feature wood burning stove with sleeper mantle and stone hearth, engineered oak herringbone wooden floor.



KITCHEN: 12' 10" x 11' 10" (3.9m x 3.6m) Shaker style kitchen with excellent range of high and low level units, ceramic sink with swan neck mixer tap, quartz worktops and upstands, part tiled walls, built-in electric oven with four ring ceramic hob and concealed extractor fan, built-in fridge/freezer, plumbed for washing machine. Light oak effect engineered laminate wooden floor. uPVC double glazed sliding doors to exterior. Boiler cupboard with gas fired boiler. Open plan to:



DINING AREA: 11' 6" x 8' 6" (3.5m x 2.6m)



BATHROOM: Modern white bathroom suite comprising tiled panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low flush wc, tiled uPVC panelled walls, low voltage spotlights, heated towel rail, extractor fan, window.



First Floor

LANDING:

PRINCIPAL BEDROOM: 13' 9" x 11' 10" (4.2m x 3.6m) Oak effect laminate wooden floor, wall-to-wall range of built-in robes with louvered doors.



BEDROOM (2): 12' 6" x 7' 10" (3.8m x 2.4m) Oak effect laminate wooden floor. Access to eaves storage.



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BEDROOM (3): 7' 10" x 7' 10" (2.4m x 2.4m) Oak effect laminate wooden floor.



SEPARATE WC: Low flush wc, pedestal wash hand basin with mixer tap, half panelled walls.



Outside

Tarmac driveway offering ample off street parking.

DETACHED MATCHING GARAGE: Roller door, light and power.

Front garden in lawn.

Enclosed, private rear garden, paved patio and timber decked area. Tiered garden with array of trees and shrubbery. Outside tap and light.



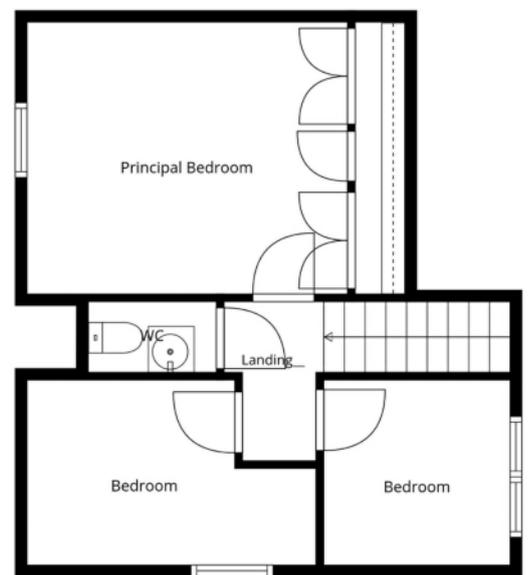
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## Location:

Travelling into Bangor from Belfast along the A2 Belfast Road, veer left onto the Old Belfast Road. Continue for 0.7 miles then turn left onto Rathmore Road. Take the first left onto Lynne Road. At the end of Lynne Road, turn right onto Sinclair Road North.



1st Floor



2nd 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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