



This is an ideal opportunity to purchase an exceptional extensively extended, detached family home which offers so much more than meets the eye and finished to an excellent standard throughout.

The accommodation is bright, spacious and flexible and comprises living room with wood burning stove, contemporary high gloss kitchen with raised breakfast area, superb family / dining room with French doors to a large Juliet balcony, separate utility room. The property enjoys four well proportioned bedrooms, principal with ensuite bathroom and walk-in dressing room and family bathroom. The property has versatile accommodation which would also lend itself to a separate granny / teenager annex.

Set on a superb corner site with fully enclosed gardens to front, side in lawns and flower beds with attractive plants and shrubs. There is a private sun terrace which is ideal for outdoor entertaining. The driveway has ample parking for cars, caravans, boats etc leading to a good sized garage with excellent storage. The property also benefits from oil heating and uPVC double glazing.

Close to many amenities including leading local schools, Ballyholme beach, Bloomfield shopping centre, Ward Park, Bangor town centre and golf club. Early viewing is highly recommended.

**Offers Over
£400,000**

7 Ambleside Road,
Bangor,
BT20 4QA

Viewing by
appointment
through agent
028 9042 4747



- Outstanding, Extended, Detached Family Home
- Versatile & Flexible Accommodation and Potential for Granny / Teenager Annex
- Extremely Well Presented Throughout
- Living Room with Wood Burning Stove
- Cream High Gloss Kitchen with Raised Breakfast Area, Separate Utility
- Large Family/Dining Room with French doors to Juliet Balcony
- Garden Room with Direct Access to the Sun Terrace
- 4 Well Proportioned Bedrooms, Principal with Ensuite Bathroom and Dressing Room
- Luxury Family Bathroom with Free Standing Bath & Separate Shower Cubicle
- Fully enclosed Gardens in Lawns with wide variety of plants, trees & shrubs, Further Enclosed Patio Area - Ideal for Outdoor Entertaining
- Driveway with Ample Parking for Cars/ Caravans/Boats/ Large Garage with Additional Basement Storage
- Oil Heating/ uPVC Double Glazed
- Close to many amenities including Ballyholme beach, leading schools including Ballyholme Primary, Lesley Bloomfield Shopping Complex, Ward Park & Bangor City Centre & Golf Club
- Superb Location

The Property Comprises:

Ground Floor

Composite front door.

RECEPTION HALL: Ceramic tiled floor.

LIVING ROOM: 14' 6" x 13' 9" (4.42m x 4.19m) Cornice ceiling. Hole in the wall fireplace with multi-fuel burning stove, sleeper mantle.



KITCHEN WITH CASUAL DINING AREA : 19' 3" x 10' 10" (5.87m x 3.3m) Contemporary high gloss cashmere kitchen with excellent range of high and low level units, pull-out larder, integrated fridge/freezer, integrated dishwasher. Four ring hob, double oven, Franke one and a half bowl stainless steel sink unit with mixer tap. Feature tiling. Wood effect laminate vinyl tiled flooring, breakfast table. LED lighting.



REAR HALLWAY: Stairs to . . .

FAMILY ROOM/ DINING ROOM 29' 1" x 14' 0" (8.86m x 4.27m) (at widest points). Part laminate wood effect floor, two Velux windows, uPVC double glazed French doors to Juliet balcony.



UTILITY ROOM: 7' 9" x 7' 5" (2.36m x 2.26m)
Storage cupboards, worktop, single sink with mixer tap, plumbed for washing machine, space for tumble dryer, low flush wc, Velux window.



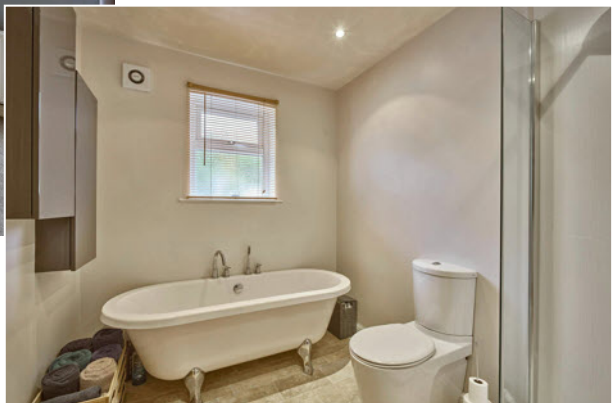
Lower Ground Floor

GARDEN ROOM: 13' 0" x 11' 1" (3.96m x 3.38m) Could be used as a TV room, playroom or gym, laminate wood effect floor, uPVC double glazed French doors to outside.



PRINCIPAL BEDROOM: 15' 7" x 14' 0" (4.75m x 4.27m) (at widest points). Walk-in dressing room with built-in shelving.

ENSUITE BATHROOM: White suite comprising free standing bath with mixer tap and hand shower, separate built-in shower cubicle, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, chrome heated towel rail.



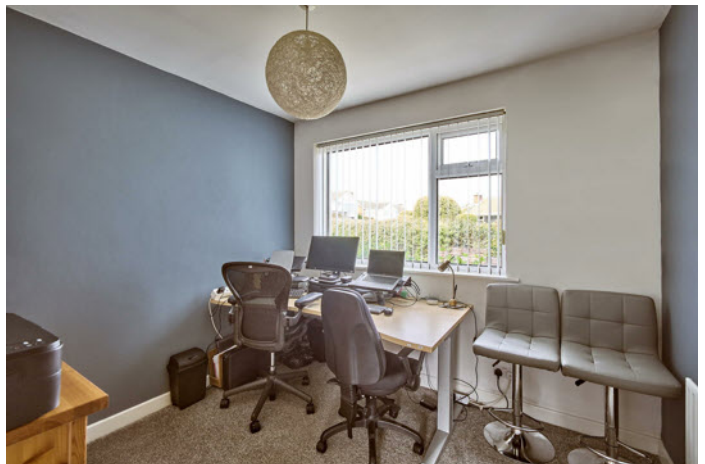
Ground Floor

BEDROOM (2): 11' 11" x 10' 10" (3.63m x 3.3m)



BEDROOM (3): 11' 10" x 8' 10" (3.61m x 2.69m)

BEDROOM (4): 9' 5" x 8' 7" (2.87m x 2.62m)



BATHROOM: White suite comprising free standing bath with mixer tap and hand shower, separate shower cubicle, wash hand basin with mixer tap in vanity unit, low flush wc, shelved airing cupboard, fully tiled walls, tiled floor, heated towel rail, extractor fan.



Outside

Superb corner site with fully enclosed gardens to front, side and rear in lawns, flower beds with attractive plants and shrubs, large barbecue and timber decked terraces ideal for outdoor entertaining. Driveway with ample parking for cars, caravans, boats and horse boxes.

GARAGE: 23' 0" x 11' 5" (7.01m x 3.48m) (at widest points). Roller door, power and light, Gas boiler. Gym area.

ADDITIONAL STORAGE AREA: 16' 3" x 8' 7" (4.95m x 2.62m) (at widest points).



Location:

Heading out of Bangor along Donaghadee Road turn right into Dorothy Avenue. Just before Dorothy Avenue becomes Windermere Drive turn left into Ambleside Road and number 7 is immediately on your right.



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

Energy Rating

Epc Type: Domestic
 Current: D62
 Potential: D65
 EPC Landmark Code: 8235-4324-6400-0344-9292
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	62	65
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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