

ULSTER PROPERTY SALES

UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 DIXON ROAD, BANGOR, BT19 6AU**

**OFFERS OVER £369,950**

Beautifully refurbished throughout and finished to an impressive standard, this superb split-level detached residence offers stylish, versatile accommodation perfectly suited to modern family living. From the moment you step into the welcoming entrance hall, the home immediately conveys a sense of warmth and quality, complemented by an abundance of natural light and thoughtfully designed living space.

At the heart of the home is a stunning contemporary kitchen with quality units and excellent workspace, seamlessly open plan to the dining area, creating the ideal setting for both relaxed family living and entertaining. A spacious lounge provides an elegant yet comfortable retreat, while the additional lower-level family room offers superb flexibility for growing families, teenagers, guests or those seeking work-from-home potential.

The property boasts four well-proportioned bedrooms overall, with three situated on the upper floor alongside a stylish modern shower suite. The lower level further benefits from an additional bedroom, bathroom and utility room, enhancing the adaptable nature of this impressive home.

Externally, the low-maintenance gardens have been designed with ease of upkeep in mind, while the detached outhouse provides an excellent entertaining space, perfectly suited as a barbecue area, outdoor bar or garden retreat.

Further benefits include gas fired central heating, contemporary white bathroom suites and a high-quality finish throughout. Conveniently positioned close to scenic coastal walks and local amenities, this outstanding home is certain to appeal to a wide range of purchasers seeking space, style and convenience in equal measure.



## Key Features

- Refurbished to an Exceptional Standard
- 2+ Reception Rooms
- uPVC Double Glazing
- 2 White Bathroom Suites
- Popular Location
- 4 Bedrooms
- Kitchen Open Plan to Dining Area
- Phoenix Gas Heating System
- Well Presented Throughout
- No Onward Chain



## ACCOMMODATION

### COVERED PORCH

Feature lighting. uPVC double glazed entrance door into ...

### ENTRANCE HALL

Feature wood effect panelling. 7 Downlights.

### LOUNGE

15'7" x 10'7"

Open fireplace with electric fire, slate surround and hearth, pine mantel. 8 Downlights. TV point. Herringbone laminated wood floor.

### KITCHEN/DINING AREA

27'0" x 9'10"

Range of Taupe high and low level cupboards and drawers with Quartz worksurfaces. AEG built-in 4 ring hob and oven. Extractor canopy with integrated fan and light. Integrated fridge/freezer and dishwasher. Wine cooler. Pantry cupboard with double socket. Ceramic sink with brass mixer taps. Concealed lighting. 13 Downlights. Herringbone laminated wood floor.

### BEDROOM 1

12'4" x 12'2"

### BEDROOM 2

12'2" x 9'5"

Built-in wardrobe.

### BEDROOM 3

10'4" x 9'4"

Built-in wardrobe.

### SHOWER ROOM

Comprising: Walk-in shower with thermostatic shower over and drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Ceramic tiled floor. Heated towel rail. 6 Downlights. Mirror with lights. Built-in extractor fan.

### STAIRS TO ...

### FAMILY ROOM

19'2" x 12'1"

uPVC double glazed French doors leading to rear. 2 Wall light points. 2 Downlights. Oak LVT flooring.

### LAUNDRY ROOM

10'6" x 3'3" widening to 6'10"

Range of storage cupboards with roll edge work surface. Recessed shelving. Plumbed for washing machine. Built-in extractor fan. 3 Downlights.

### CELLAR

Storage space with oil fired boiler.

### STUDY AREA

### BATHROOM

White suite comprising: Free standing bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin with mixer tap. Walk-in shower with thermostatic shower over and Drencher. Ceramic tiled floor. 4 Downlights.

### BEDROOM 4

12'5" x 9'1"

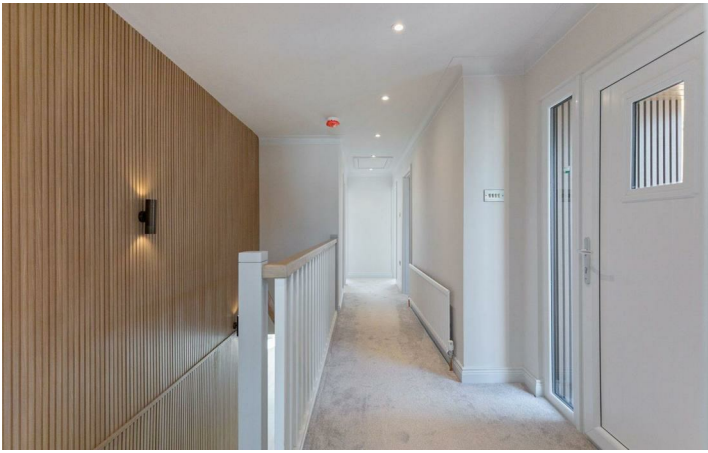
### OUTSIDE

### FRONT

Garden in lawn with shrubs. Tarmac driveway. Lights.

### REAR

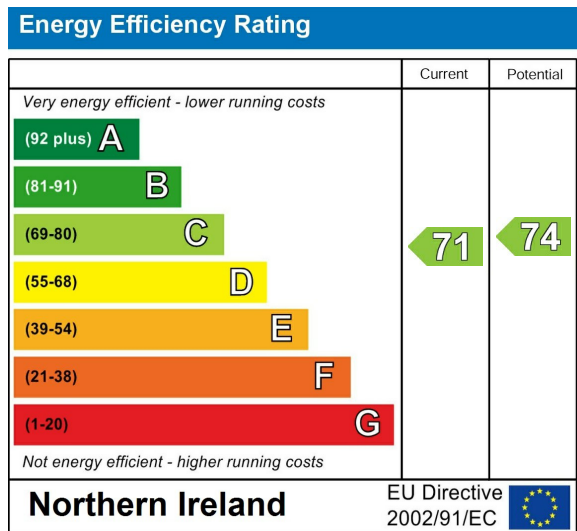
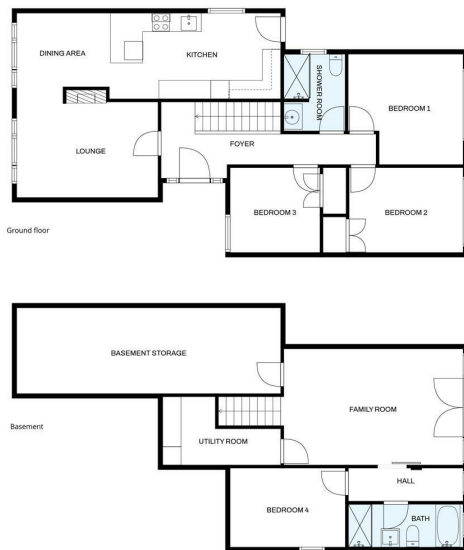
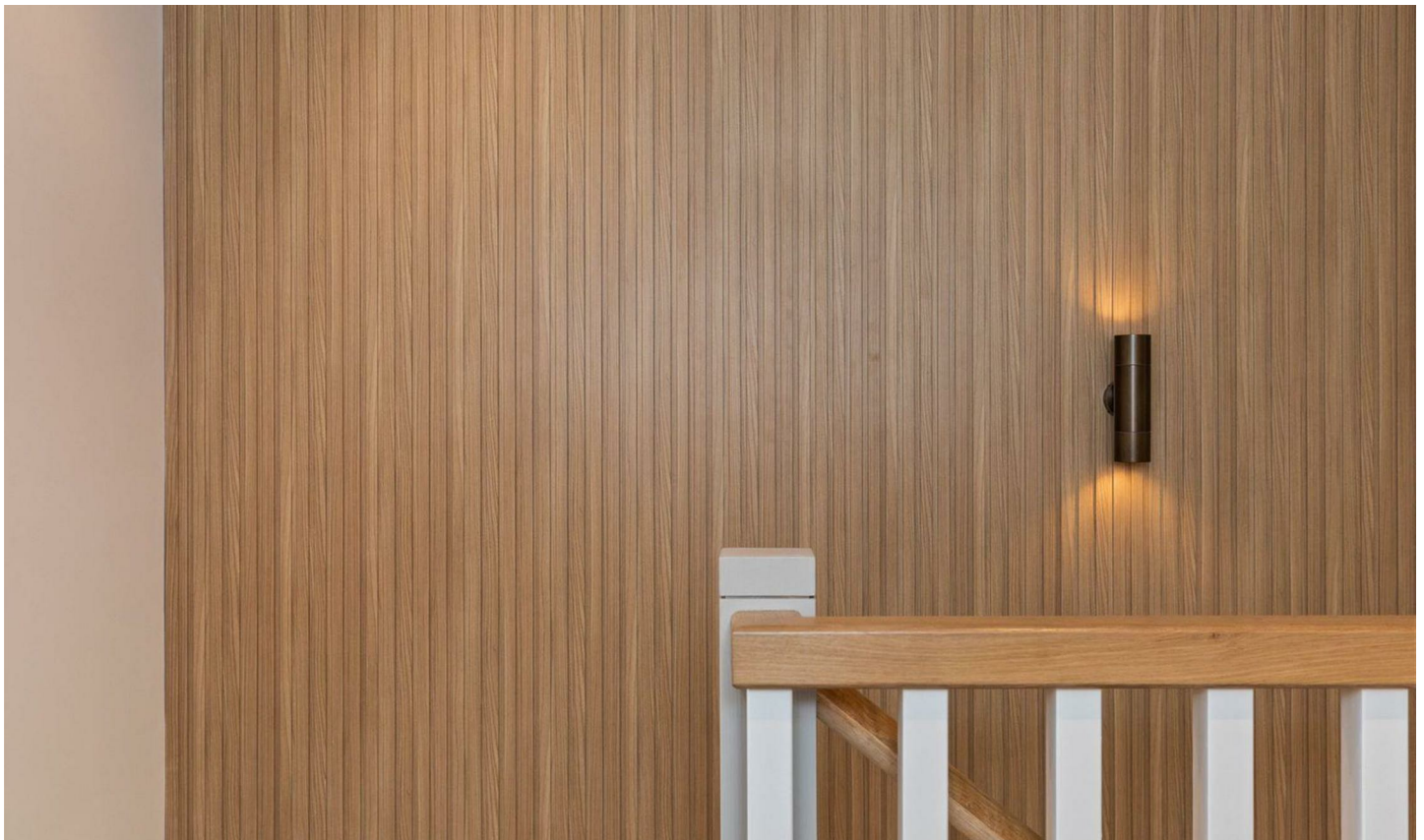
South facing garden in artificial grass. Outside Kitchen/Bar/Store. Paved patio. Lights.











Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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