

9 Dunkeld Avenue Bangor, BT19 6RA

Offers over £370,000



VICTORIA
PINKERTON

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Spacious Detached Family Residence In Highly Sought After Dunkeld Development

Located in the highly sought-after Dunkeld Development, 9 Dunkeld Avenue offers a splendid opportunity for families seeking a spacious and comfortable home.

This impressive detached residence boasts five well-proportioned bedrooms, with two conveniently located on the ground floor, making it ideal for those who prefer

single-level living or require easy access.

Upon entering, you are welcomed by a generous lounge featuring a charming fireplace with an electric fire inset, perfect for cosy evenings. Adjacent to this, a separate family room with a stylish wood laminate floor provides additional space for relaxation or entertainment.

The contemporary white high gloss kitchen is a highlight of the home, offering a modern aesthetic and practical access to a utility room, ensuring that daily chores are a breeze.

The property includes two well-appointed bathrooms, with a family bath on the ground floor and a shower room located on the first floor, catering to the needs of a





PROPERTY FEATURES

- Spacious Detached Residence In A Cul-De-Sac Position Within Highly Sought After Dunkeld Development
- Family Bathroom With Panelled Bath And Telephone Handle Shower Mixer Tap
- Attached Garage And Driveway For Parking Of Several Vehicles
- Convenient To Local Amenities And Walking Distance To Kilmaine and Ballymagee Primary Schools and Bangor Grammar School
- Generous Sized Lounge With Feature Fireplace And Separate Family Room With Wood Laminate Floor
- Five Bedrooms, Two On Ground Floor Level And Bedroom 5 Currently Used As A Study
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Contemporary White High Gloss Kitchen With Access To Utility Room And Rear Garden
- Well Appointed First Floor Shower Room
- Fully Enclosed Rear Garden Laid In Lawn With Paved Patio Area









Close To Local Amenities And Within Walking Distance To Local Primary And Secondary Schools

busy household. The attached garage adds further convenience, providing ample storage or potential for a workshop.

Outside, the fully enclosed rear garden is a delightful retreat, featuring a patio area that is perfect for al fresco dining or enjoying the sunshine. The location is

particularly advantageous, with local amenities and schools just a stone's throw away, making it an ideal choice for families.

In summary this is a spacious and versatile home that combines comfort, style, and practicality in a desirable neighbourhood. This property is not to

be missed and early viewing is highly recommended.



PROPERTY MEASUREMENTS

Hallway	14'10" x 14'0"
Lounge	17'8" x 14'9"
Family Room	13'8" x 11'5"
Kitchen	16'11" x 12'9"
Utility	12'10" x 7'10"
Garage	20'5" x 12'10"
Bathroom	9'3" x 6'11"
Storage	3'9" x 3'1"
Bedroom 3	12'8" x 8'9"
Bedroom 5/Study	8'9" x 7'11"
First Floor Landing	10'3" x 7'4"
Storage	3'11" x 3'2"
Bedroom 1	16'2" x 13'8"
Bedroom 2	14'9" x 11'9"
Bedroom 4	11'9" x 8'9"

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE
Tenure - Understood To Be Leasehold
Ground Rent - Understood To Be £50 Per Annum
Rates - Understood To Be Approximately £1907 Per Annum
Directions
Located off Albany Road, Ballycrochan

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

* For your information: The UK average rating is 'E50'.

WHAT3WORDS: ///folds.shrimp.verbs

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Comber & Ards
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