## 9 Dunkeld Avenue Bangor, BT19 6RA

Offers over £370,000





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











#### Bangor & Donaghadee

125 Main Street, Bangor BT20 4AE 028 9147 9393

#### Ballyholme

88a Groomsport Road, Bangor BT20 5NF 028 9147 9444

#### Comber & Ards

7a The Square, Comber BT23 5DX 028 9140 4100

# PROPERTY MEASUREMENTS

WILASUKEWIEN 13	
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

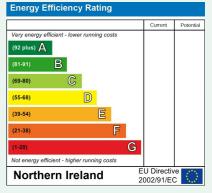
Tenure - Understood To Be Leasehold Ground Rent - Understood To Be £50 Per Annum Rates - Understood To Be Approximately £1907 Per Annum

#### Directions

Located off Albany Road, Ballycrochan

#### Energy Efficiency Rating

The rating for this property is:



 $^{\ast}$  For your information: The UK average rating is 'E50'.







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