

RODGERS & BROWNE



8 Lochglen, Off Kensington Park
Bangor West, BT20 3QW

offers around £625,000



The Agent's Perspective...

"A deceptively spacious detached bungalow set amidst a quiet and exclusive cul de sac within the much admired and sought after location of Bangor West.

It has flexible accommodation depending on each buyer's requirements with views over Carnalea Golf Course and Belfast Lough.

The property benefits from being on a mature corner site with great privacy to the rear.

A fantastic home for those either downsizing or those wishing to move to the area with a family to take full advantage of local amenities on the doorstep"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Family room



Entrance hall

The facts you need to know...

Deceptively spacious detached bungalow extending to c. 2,200 sqft set on a corner site and benefitting from views over Carnalea Golf Course to Belfast Lough

Bright, flexible accommodation

Drawing room and family room each with sea views

Recently installed kitchen finished in a shaker style and including built-in appliances opening to casual dining

Separate utility room and pantry

Three well proportioned bedrooms main with ensuite shower room plus smaller fourth bedroom/study

Main bathroom recently installed

Recently installed pressurised gas fired central heating system

Integrated double garage with electric up and over door

Planning permission has been granted for a change of layout including a raised decking area should the new owner require

PVC double glazed windows

Spacious site laid in lawns, mature shrubs and a private rear garden and patio area

Brick paved driveway with parking for four cars

One of only eight homes set on the edge of Stricklands Glen and minutes from the Ulster Way path

Bangor West railway station is easily accessible including Bangor Marina and City Centre



Kitchen open to casual dining



Utility room

The property comprises...

GROUND FLOOR

Glazed door and side lights to:

ENTRANCE HALL

Cornice ceiling, two built-in cupboards. Access to roofspace.

DRAWING ROOM

20' 7" x 15' 2" (6.27m x 4.62m)

Open fireplace with Scrabo stone fireplace and tiled hearth, dado rail, cornice ceiling, double glazed sliding doors, views looking to Carnalea Golf Club and Belfast Lough.

FAMILY ROOM

14' 6" x 11' 11" (4.42m x 3.63m)

Cornice ceiling. Feature corner window with views to Carnalea Golf Club and Belfast Lough.

KITCHEN OPEN TO CASUAL DINING

22' 7" x 11' 0" (6.88m x 3.35m)

Extensive range of high and low level cupboards, marble effect worktops, one and a half stainless steel sink unit with mixer tap, space for a cooker, space for a fridge freezer and dishwasher.

UTILITY ROOM

9' 9" x 6' 5" (2.97m x 1.96m)

Low level cabinets, single drainer stainless steel sink unit with mixer tap, space for washing machine, glazed door to rear, door leading to garage.

PANTRY

7' 0" x 6' 0" (2.13m x 1.83m)

High and low level cupboards.



Main bedroom

ATTACHED GARAGE

18' 4" x 17' 10" (5.59m x 5.44m)
Electric up and over door. Worcester Bosch gas boiler and pressurised system.

BEDROOM (3)

12' 0" x 10' 9" (3.66m x 3.28m)
Plus built-in wardrobes.

BEDROOM (4)/STUDY

7' 4" x 6' 5" (2.24m x 1.96m)

BEDROOM (2)

10' 8" x 8' 7" (3.25m x 2.62m)
Plus built-in wardrobes.

MAIN BEDROOM

14' 8" x 11' 2" (4.47m x 3.4m)
Including built-in wardrobes.

ENSUITE SHOWER ROOM

7' 4" x 5' 11" (2.24m x 1.8m)
Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, fully tiled walls.

BATHROOM 8' 11" x 7' 4" (2.72m x 2.24m)

White suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin, fully tiled walls.

Outside

Spacious corner site laid in lawns, flowerbeds and mature borders, private patio area to the rear.

Brick paved driveway with parking for up to four cars.



Ensuite shower room



Bedroom two



Bathroom

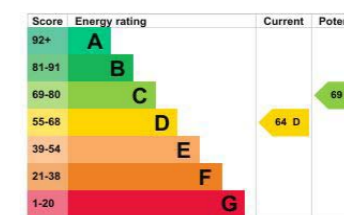


Rear garden

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?	X		
Is the property of standard construction?	X		
Is the property timber framed?			X
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?			X
Any flooding issues?			X
Any mining or quarrying nearby?			X
Any restrictive covenants in Title?			X

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

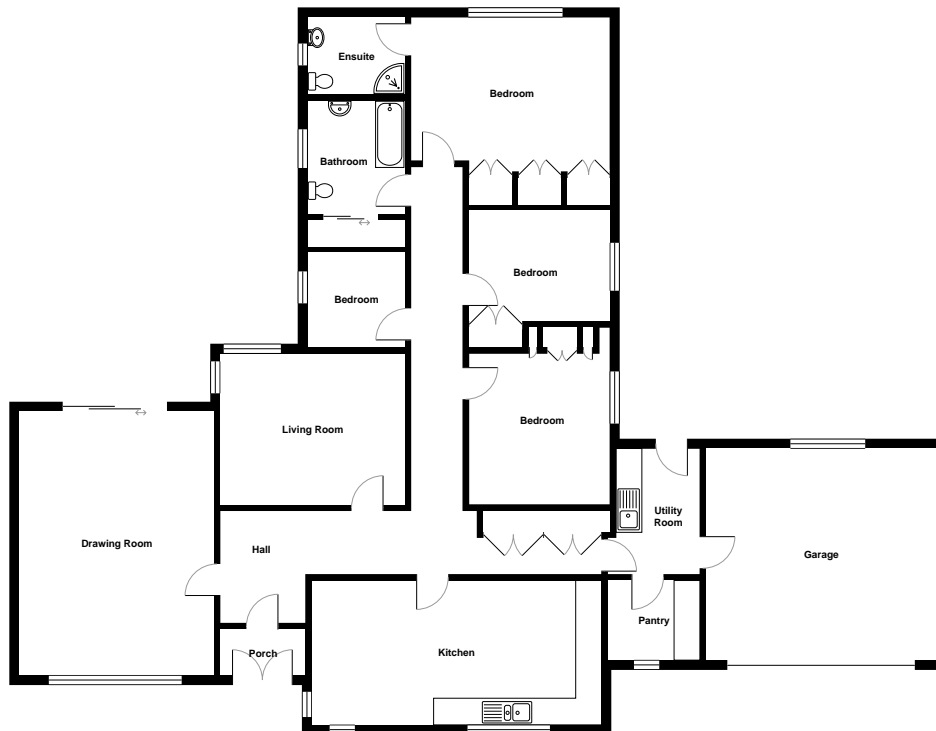
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 £3,106.00

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling along Maxwell Road towards Bangor town centre turn left into Kensington Drive which becomes Kensington Park, first left into Lochglen and No 8 is the first house on your right.



Total Area: 205.2 m² ... 2209 ft²
All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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