



3 Carolhill Park, Bangor, County Down, BT20 5PP

Asking Price: £295,000

 **Reeds Rains**

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Asking Price: £295,000

EPC Rating: TBC

Description

Occupying a generous corner site in a sought-after residential area, this beautifully presented 3-bedroom chalet bungalow offers modern comfort and charm in equal measure.

Located just a short stroll from Ballyholme Beach and within easy reach of local shops, schools, and amenities, this home combines convenience with contemporary living. Step inside to discover a bright and welcoming interior featuring a modern fitted kitchen, two sleek shower rooms, and spacious living areas designed for today's lifestyle. With gas-fired central heating and double glazing throughout, the property is both energy-efficient and cost-effective.

Outside, the wraparound site provides ample outdoor space with mature gardens, ideal for relaxing or entertaining.

Key Features:

3 well-proportioned bedrooms

Contemporary kitchen with modern appliances

Two stylish shower rooms

Gas central heating & double glazing

Corner site with mature gardens

Short walk to Ballyholme Beach & local amenities

Quiet, family-friendly location

This is a fantastic opportunity for families, downsizers, or anyone seeking a family home with modern comforts.

Reception Hall

Composite double glazed front door, feature

wooden floor.

Cloakroom / Utility

11'5" x 6' (3.48m x 1.83m)

Part laminate wooden floor, part ceramic tiled floor, linen cupboard, plumbed for washing machine.

Lounge

15'3" x 11'5" (4.65m x 3.48m)

Feature wooden floor, Mahogany fireplace with tiled inset and hearth and Stanley cast iron multi fuel stove,

Kitchen / Dining

12'5" x 11'5" (3.78m x 3.48m)

Single drainer 1.5 composite sink unit, excellent range of high and low level units with laminated work surfaces, built in double oven and 4 ring ceramic hob, chimney extractor fan, part tiled walls, plumbed for dishwasher, integrated fridge freezer, ceramic tiled floor, casual dining area, recessed spotlights. Composite double glazed door to conservatory.

Conservatory

9'10" x 8'10" (3m x 2.7m)

Laminate wooden floor, power points and radiator, uPVC double glazed door to rear garden.

Shower Room

Luxury white suite comprising: Fully tiled walk in shower cubicle with thermostatically controlled shower and Rain shower, dual flush WC, vanity unit with mixer taps, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail.

Bedroom 1

12'5" x 10'8" (3.78m x 3.25m)

Cornice ceiling.

Dining Room / Bedroom 4

12'5" x 11'5" (3.78m x 3.48m)

Laminate wooden floor, cornice ceiling.

First Floor Landing

Under eave storage.

Bedroom 2

11'2" x 10'6" (3.4m x 3.2m)

Access to eave storage.

Bedroom 3

11'4" x 7'9" (3.45m x 2.36m)

Access to eave storage.

Shower Room

Luxury white suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower unit, dual flush WC, vanity unit with mixer taps, fully tiled walls, ceramic tiled floor, extractor fan, recessed spotlights.

Outside

Tarmac driveway with excellent car parking space leading to an attached garage.

Attached Garage

17'8" x 9'1" (5.38m x 2.77m)

Roller door, power and light, gas fired boiler, rear access.

Gardens

The property occupies a corner site with gardens to the front, side and enclosed to the rear in lawns flowerbeds, shrubs and mature planting. Outside tap and light.

NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

For full EPC please contact the branch.



Total floor area 134.4 sq.m. (1,446 sq.ft.) approx

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