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18 Farnham Park

Bangor
BT20 3SR

Offers In Excess Of £795,000

18 FARNHAM PARK, BT20 3SR

- **Spacious and beautifully presented detached family home**
- **Flexible accommodation extending to over 3500 sq. ft.**
- **Desirable Bangor West location with close proximity to the city centre and transport links**
- **Five double bedrooms, a family bathroom and three ensuite shower rooms**
- **Living room with formal dining area and cast iron stove**
- **Extended kitchen / living / dining area**
- **Home office and play room**
- **Spacious site with landscaped gardens, gated parking and double garage**
- **Boot room and utility room**
- **Contact the office for more information**

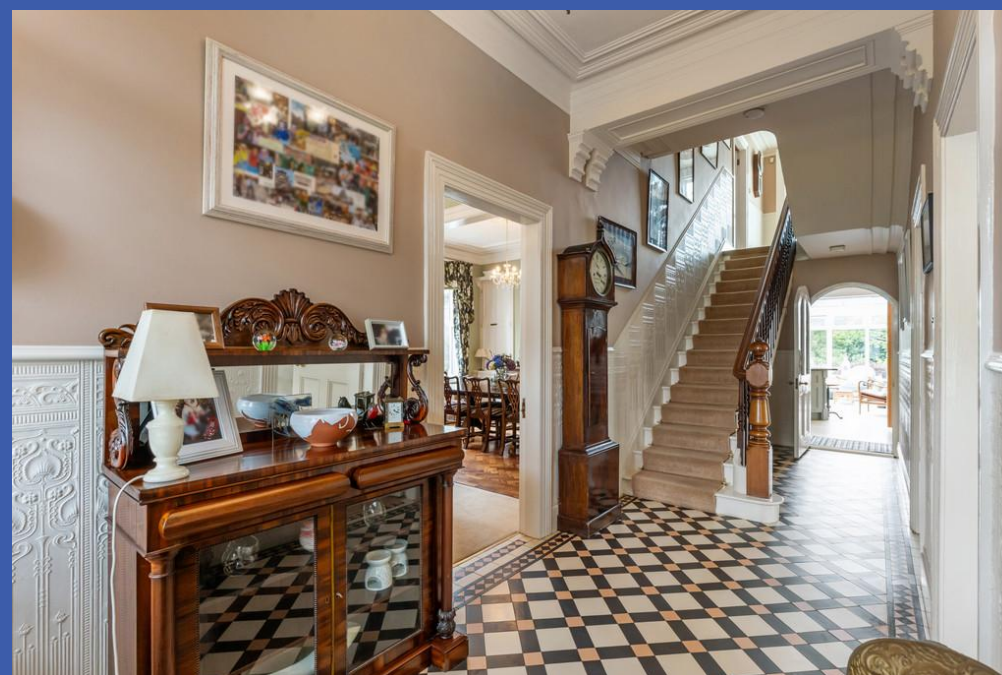
This charming and immaculately presented detached home offers over 3,500 sq. ft. of flexible accommodation, ideal for modern family living. Situated in the highly sought-after Bangor West area, the property enjoys close proximity to the city centre, coastal path and transport links.

This spacious family home has been beautifully maintained and enjoys plenty of original features. The five generous double bedrooms include three ensuite shower rooms and a well-appointed family bathroom. The welcoming living room, complete with a cast iron stove and formal dining area, provides a cosy yet elegant space for entertaining and is complemented by a family room with parquet flooring.

The extended kitchen / living / dining area forms the heart of the home, perfectly suited for both everyday living and social gatherings. Additional accommodation includes a dedicated home office, play room, boot room, and utility room-offering versatility for growing families or those working from home.

Set on a generous, landscaped site, the property also benefits from an enclosed rear garden with patio area and a summer house with covered BBQ area. The property also features a detached double garage with an overhead storage room and a gated driveway.

Please contact the office for further information.







PROPERTY COMPRISES

ENTRANCE PORCH Tile floor.

ENTRANCE HALL Tile floor; cast iron radiator; double panel radiator.

FORMAL LIVING / DINING AREA 30' 11" x 13' 9" (9.42m x 4.19m) Feature marble fireplace with cast iron stove and raised hearth; two double panel radiators; parquet wood flooring; built-in storage.

FAMILY ROOM 15' 6" x 13' 8" (4.72m x 4.17m) Parquet flooring; two double panel radiators.

BEDROOM 5 16' 10" x 12' 3" (5.13m x 3.73m) Solid wood floor; double panel radiator.

EN SUITE SHOWER ROOM Corner shower cubicle with electric shower; pedestal wash hand basin; dual flush WC; heated towel rail; tile floor.

BESPOKE KITCHEN / LIVING / DINING AREA 28' 10" x 23' 10" (8.79m x 7.26m) Bespoke solid oak kitchen with a range of high and low level units, drawers and granite work surfaces; sink unit with waste disposal; Aga Range Cooker; island unit; built-in larder unit; integrated fridge; integrated dishwasher. wood flooring; access to rear garden; cast iron radiator; vertical radiator.





BOOT ROOM 10' 1" x 9' 0" (3.07m x 2.74m) Built-in storage cupboards and complementary work surface; vertical radiator; access to driveway.

CLOAK ROOM Low flush WC; pedestal wash hand basin; wood floor.

UTILITY ROOM 9' 9" x 9' 8" (2.97m x 2.95m) Range of high and low level units with complementary work surfaces; sink unit and side drainer; recess for fridge / freezer; plumbed for washing machine; vented for tumble dryer; built-in gas boilers; tile floor; single panel radiator; access to rear garden.

FIRST FLOOR LANDING Double panel radiator.

BEDROOM 1 19' 2" x 11' 7" (5.84m x 3.53m) Two built-in wardrobes; two double panel radiators.

ENSUITE SHOWER ROOM Oversized shower enclosure with thermostatic shower; low flush WC; free-standing wash hand basin; heated towel rail; tile floor.

BEDROOM 2 15' 8" x 13' 7" (4.78m x 4.14m) Wood floor; four double panel radiators.

ENSUITE SHOWER ROOM Corner shower enclosure with thermostatic shower; free-standing wash hand basin; low flush WC; wood floor; heated towel rail.

BEDROOM 3 17' 0" x 12' 3" (5.18m x 3.73m) Two double panel radiators.





BEDROOM 4 13' 7" x 12' 4" (4.14m x 3.76m) Two double panel radiators; pedestal sink unit.

SPACIOUS FAMILY BATHROOM Jacuzzi bath with telephone hand shower; shower enclosure with thermostatic shower; low flush WC; pedestal wash hand basin; heated towel rail; tile floor; built-in hot press.

HOME OFFICE 13' 1" x 9' 11" (3.99m x 3.02m) Two double panel radiators.

OFFICE / PLAY ROOM Double panel radiator; built-in storage cupboards.

DETACHED DOUBLE GARAGE 22' 8" x 18' 0" (6.91m x 5.49m) Access to over an overhead storage room; electric roller shutter door.

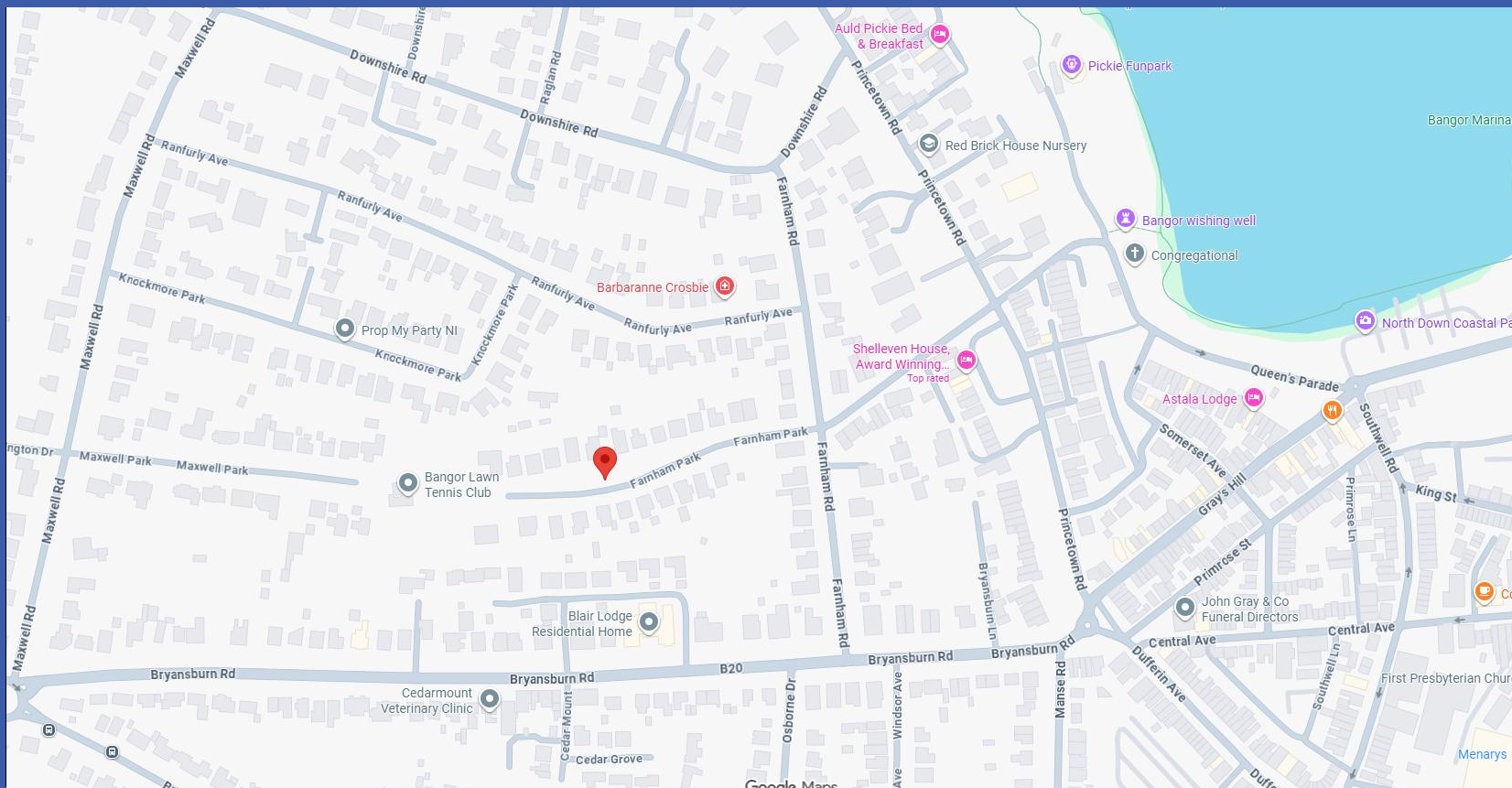
OUTSIDE Enclosed landscaped rear garden with mature shrubs and trees; patio area; summer house with covered BBQ area; access to spacious gated driveway and front garden.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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