



## 11 Cairnsville Road , Bangor, BT19 6EN

An absolutely stunning semi detached chalet bungalow with rear extension in a highly sought after residential location that must be viewed to be fully appreciated. The standard of presentation achieved by the long term owners of this home is nothing short of extraordinary. The property offers 3 bedrooms on the first floor, including a master bedroom with added shower room, and a family bathroom with luxury "Jacuzzi" bath but the real surprises are on the ground floor. An open plan arrangement offers a formal lounge, with feature fireplace, leading to a luxury kitchen and dining area, with granite worktops & breakfast bar, range style cooker with 6 ring gas hob and "Quooker" style tap, and onwards into the rear extension which provides a cosy sun room, with feature multi fuel stove and twin sliding patio doors to the rear garden. There is also a really useful ground floor WC with utility area tucked under the stairs. Externally the features continue with a fully landscaped and enclosed rear garden, with paved patio and sun terrace plus a seating area, and a generous tarmac driveway and lawn to the front. The property benefits from uPVC double glazing & fascia and Phoenix gas central heating. I could go on but, if you're in the market for a practical home with a real touch of luxury, you simply need to view this property and prepared to be wooed.

**Offers Around £235,000**

# 11 Cairns Road , Bangor, BT19 6EN



- Beautifully modernised and extended semi detached home
- Lounge with feature fireplace leading to dining area
- Bathroom with "Jacuzzi" bath - Downstairs WC & utility area
- Please check our website for full details
- Extremely sought after area
- Luxury kitchen with 'Shaker Style' units and granite worktops
- Tarmac driveway to the front with garden in lawn
- 3 bedrooms - Master with en-suite shower
- Sunroom with cast iron stove and twin sliding patio doors to rear garden
- Fully landscaped garden to rear with paved patio

## Entrance

## Entrance Hall

## Lounge

14'3x13'3 (4.34mx4.04m)

## Dining Area

10'4 x 8'5 (3.15m x 2.57m)

## Kitchen

12x10'4 (3.66mx3.15m)

## Sunroom

17'8x9'10 (5.38mx3.00m)

## WC & Utility room

6'2x5 (1.88mx1.52m)

## Landing

## Bathroom

4'10x7'1 (1.47mx2.16m)

## Bedroom 1

10x11'2 (3.05mx3.40m)

## Shower room

5'3x5'2 (1.60mx1.57m)

## Bedroom 2

10'5" x 10'7" (3.18m x 3.23m)

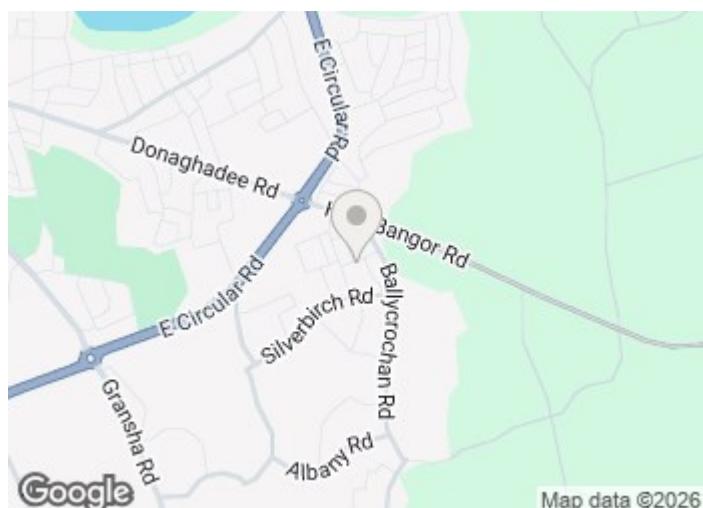
## Bedroom 3

6'10x10'5 (2.08mx3.18m)

## Outside

## Tenure

## Property misdescriptions



## Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	