



17 Fernmore Road | Bangor | BT19 6DY

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17 Fernmore Road

- * A deceptively spacious detached family home in a very popular location
- * Envious corner plot with large side garden
- * Beautifully presented throughout and ready to move into!
- * Welcoming entrance hall
- * Dual aspect living room with feature AGA multi-fuel burning stove
- * Fabulous kitchen open plan to family/dining room with French doors to the rear garden
- * Luxury ground floor bathroom with feature freestanding bath and shower with Matki-One frame effect shower screen
- * Four well-proportioned bedrooms, two on the ground floor
- * Contemporary first floor shower room
- * Garage converted to garden room, utility area and storage space
- * Tarmac driveway with parking for 5 cars, caravan/boat etc.
- * Front and large side garden laid in lawn with feature decking area
- * Fully enclosed rear garden laid in paviour brick patio and covered area
- * Oil fired central heating and double glazed throughout
- * App controlled CCTV security system
- * NEST controlled heating system
- * Convenient location close to schools and road network

Offers Around: £325,000



A family home to be proud of!

This is a deceptively spacious detached family home, both inside and out, located in a popular and convenient area of Bangor and has been decorated beautifully by the current owners to provide a home to be proud of! The property is bright and airy and will attract a wide variety of purchasers, ideally those on the hunt for a large family home providing flexible accommodation for large and growing families that is convenient to schools and commuter routes to Belfast and beyond. The property is perfectly set-up for modern family life and the large kitchen open to the family/dining room has access to the rear, making it perfect for entertaining family and friends. This property offers an abundance of space to relax, play and live in style.

Downstairs comprises of a welcoming entrance hall, a large dual aspect living room with feature fireplace and multi-fuel burning stove and a fabulous kitchen with integrated AEG appliances which is open plan to the family/dining room with a feature wood burning stove and French doors to the rear. This is the ideal place to curl up on those cooler night and this room will undoubtedly become the heart of this fine home. The ground floor further boasts a luxury bathroom with feature freestanding bath and two bedrooms, one currently being used as a dining room. Upstairs, there are two further bedrooms and a contemporary shower room along with access to an extensive eaves storage room.

Externally to the front is a tarmac driveway providing plenty of parking for cars, a caravan or boat and there is a small detached garage with electric roller door. To the front and side is a large garden laid in lawn with a feature raised decking area. The rear of the property is fully enclosed and laid in paviour brick patio and there is plenty of space to entertain family and friends when the sun shines. There is also an enclosed area, ideal for hot-tub enthusiasts with access to a fabulous garden room at the rear of the garage. There is also a useful utility space.

Fernmore Road is a very popular area of Bangor and is ideally located close to primary and secondary schools and there are excellent public transport links into the town centre and beyond. Commuters will love the easy access to the main routes to Belfast making this a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE HALL: Garenenia Orchidea porcelain tiled floor.

LIVING ROOM: (5.51m x 4.95m) Dual aspect windows. Feature brick fireplace with tiled hearth and wooden mantle. AGA multi-fuel burning stove with back boiler facility. Recessed lighting. Honey oak engineered wood flooring.

KITCHEN: (3.66m x 2.41m) Range of high and low level units and co-ordinating granite worksurfaces, 1 ¼ bowl sink unit, 4 ring ceramic hob, stainless steel extractor hood, integrated dishwasher, integrated under counter fridge, integrated under counter freezer, double oven. Garenenia Orchidea porcelain tiled floor. Recessed lighting. Open to....

FAMILY/DINING ROOM: (4.45m x 3.93m) Feature 'Aduro' wood burning stove with tiled hearth. Garenenia Orchidea porcelain tiled floor. French doors to rear garden.

FAMILY BATHROOM: (2.84m x 2.73m) Contemporary three piece white suite comprising feature freestanding bath, large shower enclosure with Matki-ONE framed effect shower screen, floating vanity unit with wash hand basin and waterfall tap and low flush WC. Heated towel rail. Part tiled walls. Tiled floor.

DINING ROOM/BEDROOM (3): (3.94m x 3.54) Honey oak engineered wood flooring. Feature light fitting.

BEDROOM (4): (3.94m x 2.74m) Honey oak engineered wood flooring.

FIRST FLOOR

LANDING: Honey oak engineered wood flooring. Velux window.

BEDROOM (1): (4.89m x 3.97m) Dual aspect windows. Honey oak engineered wood flooring. Recessed lighting.

BEDROOM (2): (3.65m x 3.55m) Honey oak engineered wood flooring. Door to extensive area.

SHOWER ROOM: Modern three piece white suite comprising corner shower cubicle, vanity unit with wash hand basin and low flush WC. Part tiled walls. Tile effect laminate flooring. Recessed lighting.

OUTSIDE

GARAGE SPACE: (3.45m x 1.27m) Electric roller door.

UTILITY SPACE: Plumbed for sink and washing machine, vented for tumble dryer. Lino flooring. Door to...

GARDEN ROOM: (6.02m x 5.18m) Laminate wooden flooring, recessed lighting. Door to covered porch area.

Front garden laid in lawn with mature trees and shrubs. Tarmac driveway with parking for 5 cars, caravan/boat etc.

Fully enclosed and extensive rear garden laid in lawn with feature paved patio area.



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