



This attractive detached family home offers an excellent range of family accommodation in a quiet and established residential setting. Situated off the Gransha Road, and within a stone's throw from Bangor Grammar School. This adds to the popularity of the location with local shopping centres and commuter routes a further attraction.

Internally the property enjoys a spacious lounge with feature Stovax - wood burning glass fronted fire, living room, contemporary kitchen /dining area with direct access to the sun room and double doors to the patio/ garden. On the first floor there are four bedrooms, bathroom and ensuite shower room to the principal room.

There is a generous rear patio/ garden which enjoys a number of different seating areas ideal for outdoor entertaining and the delightful cul-de-sac setting ensures there is little passing traffic.

With so much on offer we are confident to recommend this excellent property.

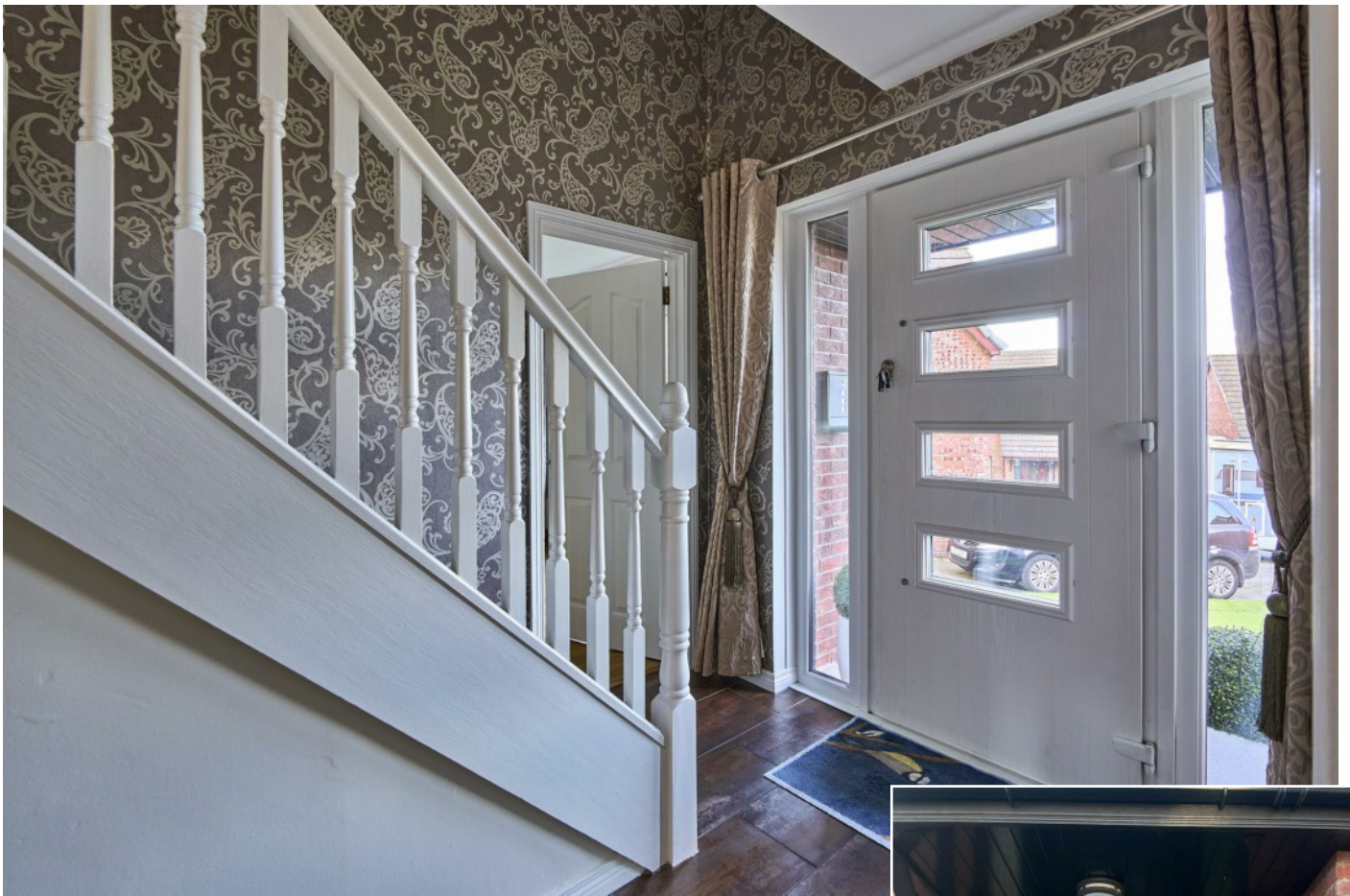
Offers Around  
£349,500

5 Meadowlands Court,  
Bangor,  
BT19 7SJ

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Viewing by  
appointment with  
& through agent  
028 9042 4747

- Attractive Detached Family Home circa 1850 sq ft
- Extremely Well Presented Throughout
- Lounge with "Stovax" wood burning stove, Living Room
- Contemporary High Gloss Kitchen with Casual Dining Area
- Superb Sun Room with Double doors to Outside
- Utility Room / Ground Floor WC
- Four Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Family Bathroom
- Double Glazed Windows / Gas Heating
- Detached Garage with Ample Driveway Parking for Several Cars
- Fully Enclosed Rear Gardens / Paved Patio Areas/ Purpose Built Outside Man Cave/Bar
- Quiet Cul de Sac Position



The Property Comprises:

Ground Floor

Composite front door to . . .

CLOAKROOM: Ceramic tiled floor.



LOUNGE: 19' 9" x 11' 6" (6.02m x 3.51m) Stovax wood burning glass fronted stove, solid wood floor.



LIVING ROOM: 14' 2" x 9' 8" (4.32m x 2.95m)



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KITCHEN WITH LARGE DINING AREA: 23' 4" x 10' 8" (7.1m x 3.26m) High gloss contemporary kitchen with excellent range of high and low level units, 1.5 bowl ceramic sink unit with mixer tap, integrated dishwasher, plumbed for American style fridge freezer, Bosch oven, four ring hob, extractor fan and canopy, built-in Neff food warming drawer, ceramic tiled floor, LED lights, double doors to sun room.



UTILITY ROOM: Plumbed for washing machine, space for tumble dryer, uPVC door to outside.

CLOAKROOM/WC: Low flush wc, vanity unit.

Double doors from kitchen to . . .

SUN ROOM: 19' 0" x 13' 6" (5.79m x 4.11m) Ceramic tiled floor, double doors to outside.



First Floor

PRINCIPAL BEDROOM: 14' 5" x 9' 7" (4.39m x 2.92m)

ENSUITE SHOWER ROOM: Thermostatic shower unit, vanity unit, low flush wc, ceramic tiled floor, fully tiled walls.



BEDROOM (2): 13' 6" x 10' 5" (4.11m x 3.18m)

BEDROOM (3): 12' 7" x 11' 6" (3.84m x 3.51m)



BEDROOM (4): 11' 3" x 8' 5" (3.43m x 2.57m)

Velux window.

BATHROOM: White suite comprising ball and claw foot bath with mixer tap, Burlington shower unit with rain shower head, low flush wc, fully tiled walls, ceramic tiled floor, linen cupboard with built-in shelves.

ROOFSPACE: Gas fired boiler.



## Outside

Fully enclosed rear garden with paved patio area with steps to garden laid in lawn, sun terrace. Private raised terrace area with access to purpose built wooden bar, ideal for entertaining throughout the year with light and power. Ample driveway parking leading to . . .

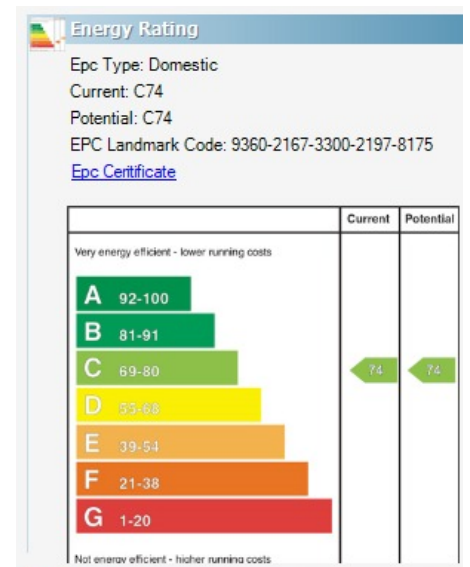
DETACHED GARAGE: 23' 0" x 14' 0" (7.01m x 4.27m) Up and over door, light and power.





**Location:**

Leaving Bangor proceed along Gransha Road, take first right into Navar Drive, second right into Melvin, continue into Meadowlands then into Meadowlands Court.



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700

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With You Every **Step** of the Way



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