



OFFERS AROUND

**£467,500**

24 Ballycrochan Avenue  
Bangor  
BT19 7LA



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## A stunning detached family residence with superb large corner site, situated within this popular award winning development.

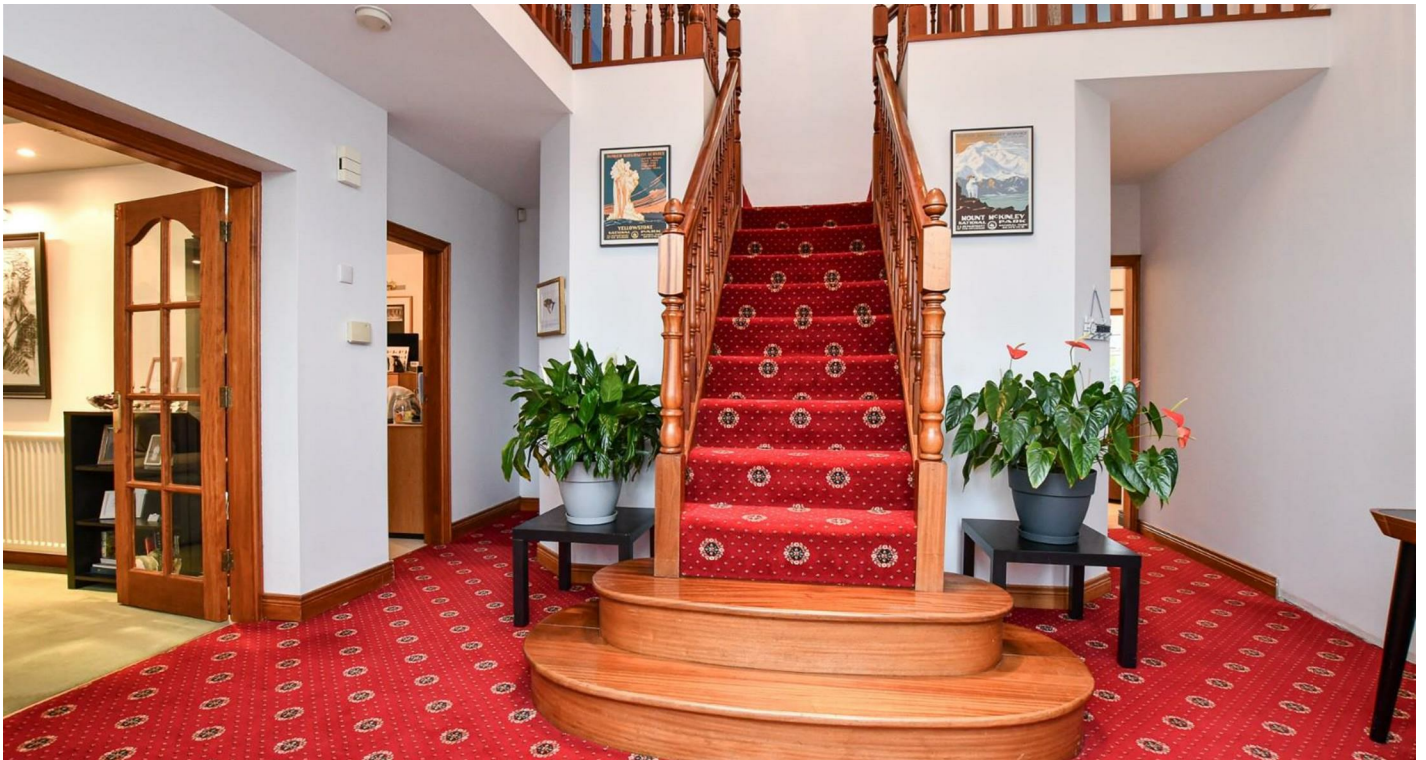
Crafted by the esteemed Boland Reilly developers, this stunning residence spans nearly 3000 square feet and graces a prime corner plot, boasting expansive landscaped gardens that cocoon a sun-soaked rear setting. Its exterior charm is evident, adorned with a well-presented paved driveway and pathways.

Yet, it's the interior design and finishes that truly captivate. The welcoming reception hall, adorned with a majestic central

staircase, sets a grand tone. A formal living room, a distinct dining space, and a relaxed family lounge leading to an expansive sunroom fulfil every requirement for family entertainment. Complementing these spaces is a remarkable open-plan kitchen accompanied by an adjacent utility room. Upstairs, five bedrooms await, including a luxurious master suite featuring an en-suite shower room, alongside a lavishly appointed family

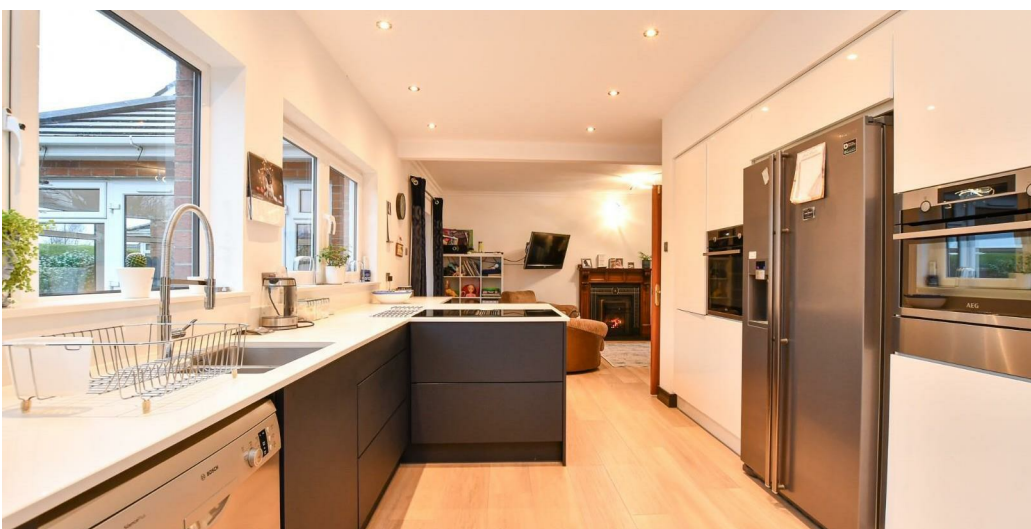
bathroom, completing the internal layout of this exceptional abode.

Nestled within an esteemed residential enclave, neighbouring residences of comparable distinction enhance its prestige. Enjoying convenient proximity to Bangor centre, Newtownards, and Belfast, the property is just a twenty-minute drive from the city airport, a boon for city commuters.





# PROPERTY FEATURES



- Stunning Family Residence Spans Almost 3000 Square Feet In Accommodation
- Large Corner Site Within Popular Award Winning Development
- Formal Living Room, Dining Room, Sunroom and Family Room Leading Through To Kitchen
- Modern Kitchen With Excellent Range of High and Low Level Units And Built In Appliances
- Utility Room and Downstairs WC
- Five Good Sized Bedrooms, Master With Modern En-suite
- Luxury Family Bathroom With Walk In Double Shower And Bath
- Brick Paved Driveway And Double Garage With Up And Over Doors.
- Generous Sized Fully Enclosed Rear Garden Laid In Lawn And Patio Area
- uPVC Double Glazing And Gas Fired Central Heating

















## THIS PROPERTY COMPRISES

### Entrance Hall

15'5" x 14'10"

Composite door with glass panels to side. Feature central Mahogany staircase.

### Cloakroom

4'8" x 2'8"

Storage, electric box.

### Downstairs WC

4'8" x 2'8"

Comprising of dual push flush wc, corner sink unit with mixer tap, partly tiled walls, tiled floor, extractor fan.

### Living Room

23'8" x 14'7"

French doors leading from hall into living room. Mahogany fireplace with cast iron surround, gas fire inset and granite hearth. Bay window, feature vaulted ceiling, recessed spotlights.

### Dining Room

14'8" x 11'4"

### Kitchen

26'5" x 10'10"

Contemporary kitchen with excellent range of high and low level units including saucepan drawers and larder. Quartz worktop and upstand, recessed one and a half stainless steel sink unit with drainer and pull out mixer tap. Induction hob with integrated extractor fan, integrated AEG self cleaning oven and microwave oven, plate warming drawer, space for dishwasher, space for freestanding fridge freezer. Karndeane wood effect flooring (luxury vinyl tile planks), recessed spotlights.

### Utility Room

14'8" x 5'11"

Contemporary utility with excellent range of low and high level units. Black sink unit with drainer and pull out mixer tap. Karndeane wood effect flooring (luxury vinyl tile planks), recessed spotlights. Boiler. uPVC door to rear garden.

### Family Room

20'7" x 9'11"

Mahogany fireplace with cast iron surround, gas fire inset and granite hearth. Karndeane wood effect flooring (luxury vinyl tile planks), corning, mahogany French doors leading to Sunroom.

### Sunroom

15'2" x 10'9"

Karndeane wood effect flooring (luxury vinyl tile planks), uPVC double doors leading to rear garden.

### First Floor Landing

19'11" x 14'10"

Utility Cupboard plumbed for washing machine and space for dryer.

### Bedroom 1

18'9" x 14'7"

Excellent range of fitted wardrobes, engineered wood floor.

### Ensuite

10'1" x 4'7"

Modern suite comprising of a dual flush wc, vanity unit with waterfall mixer tap, matching wall storage cabinet, walk in double shower unit with rainfall shower head and separate hand shower extension, glass screen, panelled shower walls, recessed spotlights, extractor fan.

### Bedroom 2

14'2" x 10'11"

Excellent range of fitted wardrobes, engineered wood floor.

### Bedroom 3

13'10" x 10'11"

Access to roof space (part floored, light, insulated).

### Bedroom 4

12'6" x 10'11"

Excellent range of fitted wardrobes, engineered wood floor.

### Bedroom 5

10'0" x 8'8"

### Bathroom

8'10" x 8'4"

Luxury white bathroom suite comprising of dual flush wc, vanity unit with mixer tap and under sink sensory accent lighting, mirror with shavers point and bluetooth, bath with feature wall mounted taps and hand held shower, walk in double shower with rainfall shower head and separate hand shower extension, glass screen, fully tiled shower walls, ceramic tiled floor, feature towel radiator, recessed accent lighting in shelving unit behind bath and in shower, recessed spotlights, extractor fan.

### Outside Front

Brick paved driveway, garden laid in lawn with decorative shrubs and planting. Access gates to garage and rear of property. Outside lights.

### Double Garage

20'1" x 20'0"

Roller up and over doors, power and electric. uPVC door to access rear garden.

### Outside Rear

Fully enclosed private rear garden laid in lawn with patio area, decorative shrubs and planting. Outside lights, shed, water tap.

### Directions

Located off the Ballycrochan Road in the Ashfield Manor Development.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to Freehold  
Current Rates - Understood to be approximately £2376

# FLOOR PLANS

24 Ballycrochan Avenue, Bangor



Ground Floor

24 Ballycrochan Avenue, Bangor



First Floor



## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	<b>70</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



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info@pinkertonsni.com

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