



This well proportioned, detached family home has been extended over the years by the current owners and occupies a delightful position within this popular and well established area of Carnalea. The property is situated within close walking distance of Carnalea's railway halt for commuting to Belfast and beyond, Carnalea Golf Club and delightful coastal walks.

The property itself has been extremely well cared for by its present owners and offers well proportioned accommodation and briefly comprises lounge, superb entertainment sized kitchen, living room & dining room. The extension on the lower level has a luxury shower room and provides further living space and home office or bedroom accommodation depending on your needs. On the first floor, four well proportioned bedrooms to include ensuite shower room to the principal bedroom and family bathroom. Externally the property has well tended, private gardens in lawns, mature trees and superb sun terrace which captures the sun throughout the day.

Properties in this locality rarely present themselves to the open market, therefore early viewing is strongly advised to avoid disappointment.

Offers Over
£489,950

60 Station Road,
Bangor,
BT19 1EZ

Viewing by
appointment
through agent
028 9042 4747

- Extended Family Home
- Excellent Standard of Finish Throughout
- Lounge with Feature Fireplace
- Entertainment Sized Kitchen/Living and Dining Room
- Separate Utility Room and Ground Floor Cloaks
- Further Shower Room and Option for Living/ Games Room with Home Office or Bedroom Accommodation
- Four Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Family Bathroom
- Upvc Double Glazed Windows / Gas Heating
- Driveway Parking leading to Integral Garage
- Gardens in Lawns and Superb Sun Terrace
- Popular & Sought After Location



The Property Comprises:

Ground Floor

Composite front door.

ENTRANCE PORCH:

CLOAKROOM: Low flush wc, pedestal wash hand basin.

Glazed inner door to . .

ENTRANCE HALL: Ceramic tiled floor. Cloaks downstairs.

From hall open plan to . . .

LOUNGE: 15' 4" x 14' 5" (4.67m x 4.39m) Carved wood surround, cast iron inset, slate hearth, open fire, ceiling rose.



KITCHEN/LIVING/DINING: 32' 8" x 15' 0" (9.96m x 4.57m) Cream high gloss kitchen with excellent range of high and low level units, granite work surfaces, 1.5 bowl Franke sink unit with mixer taps, plumbed for dishwasher, 6 ring gas hob, Neff extractor fan, stainless steel splashback, Neff double oven, space for American style fridge freezer, ceramic tiled floor. breakfast bar. From dining area double doors to outside. Feature large lantern, LED lighting, storage cupboard/potential pantry.



Telephone 028 9042 4747
www.templetonrobinson.com

UTILITY ROOM: 11' 8" x 8' 2" (3.56m x 2.49m) Further units, stainless steel sink unit with mixer taps, plumbed for washing machine and space for tumble dryer, ceramic tiled floor, service door to garage.

From kitchen/living/dining stairs to . . .

Lower Level

Wood effect ceramic tiled floor.

SHOWER ROOM: Walk-in shower cubicle with thermostatic shower unit, rain shower head, low flush wc, wash stand with cupboard below, heated towel rail, feature brick effect tiled walls, wood effect ceramic tiled floor.



GAMES ROOM: 17' 7" x 13' 3" (5.36m x 4.04m) Velux windows, double doors to patio/garden.

Bi-folding shutters to:

HOME OFFICE: 10' 0" x 13' 3" (3.05m x 4.04m) Could be further used as bedroom accommodation. Corner window overlooking the garden and Carnalea Glen.

From hall stairs to:



First Floor

BEDROOM (3): 10' 2" x 11' 9" (3.1m x 3.58m) Velux windows.

BEDROOM (4): 13' 0" x 11' 9" (3.96m x 3.58m) Velux windows.



Upper Level

PRINCIPAL BEDROOM: 14' 5" x 15' 3" (4.39m x 4.65m) Lough glimpses. Range of built-in robes.

ENSUITE: Walk-in fully tiled shower cubicle with thermostatic shower cubicle, heated towel rail, low flush wc, pedestal wash hand basin, ceramic tiled floor, LED lighting.



Telephone 028 9042 4747
www.templetonrobinson.com

LANDING: Access to roofspace via Slingsby type ladder, light and power, gas fired boiler.

BEDROOM (2): 13' 2" x 10' 0" (4.01m x 3.05m) Outlook to Carnalea Glen.



BATHROOM: Panelled bath with mixer taps, thermostatic shower unit, shower screen, low flush wc, pedestal wash hand basin, heated towel rail, part tiled walls, LED lighting.

LINEN CUPBOARD: Pressurised water system.



Outside

Front garden, laid in lawn.

Driveway parking leading to . .

INTEGRAL GARAGE: 14' 5" x 11' 5" (4.39m x 3.48m) Light and power, up and over door.

Paved sun terrace with steps to enclosed rear garden laid in lawn. Astro turf area for putting green. Gateway providing access to Carnalea Glen.

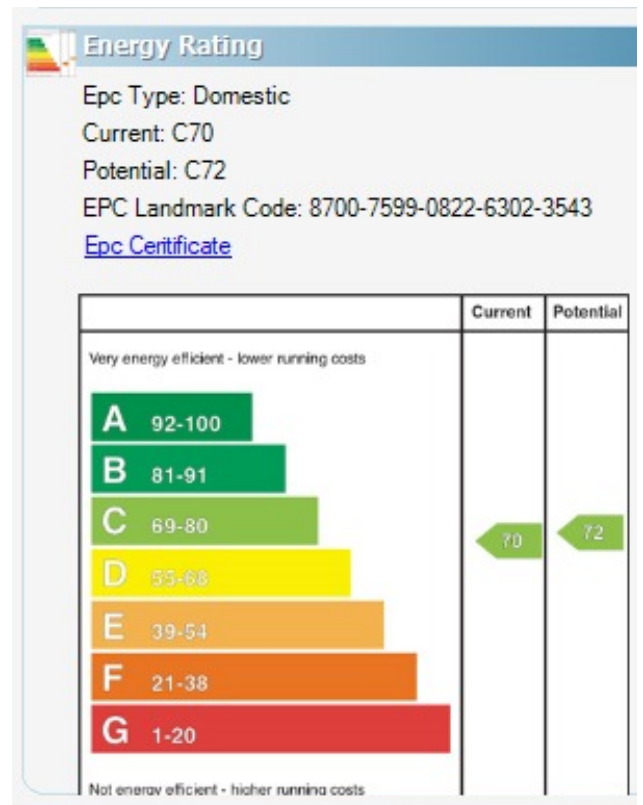


Location:

Travelling from Crawfordsburn village towards Bangor, turn off the Crawfordsburn Road into Station Road and No 60 is on the right hand side.



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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.