

'SEA GARDEN' 6A KILLAIRE ROAD,
CARNALEA, BANGOR, BT19 1EY



TEMPLETON
ROBINSON



PRICE: OFFERS AROUND £750,000



It gives us immense pleasure to bring to market the hidden gem 'Sea Garden' on the shores of Belfast Lough. Situated on the waterfront in Bangor with its own direct access to the coastal path and quite simply this is Location, Location, Location! It offers amazing vista from the principal windows and gardens – the gardens are also idea for Summer BBQs capturing the natural beauty of Belfast Lough and the ever-changing Nautical Traffic. The site itself is approximately 1.7 acres and includes woodland which offers further privacy.

The accommodation which is deceptively spacious is arranged over one floor and mainly comprises Entrance Hall, Living Room with large picture window over the Lough, Dining Room with Lough views, Kitchen with feature corner window with coastal views too; plus large Utility Room and separate Cloaks WC. Small steps leading to the four Bedrooms; with the Principal Bedroom enjoying its own ensuite Bathroom and Family Bathroom. Outside the property benefits from a large integral double garage, mature woodland and gardens laid in lawn with patio areas.

All in all, this residence is conveniently located for all leading North Down schools and Carnalea train halt; plus the leisure activities of Sailing and Golfing and not forgetting the Coastal Path on its doorstep. This property is not to be missed and early viewing highly recommended.

- 'Sea Garden' - Detached Property with Stunning Vista across Belfast Lough and beyond
 - Idyllic Shoreline Location on the Shores of Belfast Lough
 - Private and Secluded Location on a mature setting with Woodland area
 - Large Reception Hall
- Living Room with Large Picture Window offering fantastic Lough Views, Free Standing Gas Stove & Separate Dining Room
 - Kitchen with Casual Dining and Feature Corner Window with views over the Lough
 - Four Bedrooms including Principal Bedroom with Ensuite Bathroom
 - Family Bathroom / uPVC Double Glazed Windows
 - Cloakroom WC / Separate Utility Room / Mains Gas Heating
- Integral Double Garage with Remote Controlled Door; Garage also houses the Beam Vacuum System
 - The Property has Direct Access to the Coastal Path
 - Site measuring approximately 1.7 acres / Constructed in the early 1990's
 - Conveniently located close to Bangor Town and Carnalea Train Halt
 - Extensive Patio and Gardens - Ideal for Al Fresco Dining / Entertaining and Summer BBQs
 - The property is accessed via a sweeping driveway from Killaire Road.
 - Popular & Sought after Location to 'get away from it all' and yet close to fabulous facilities
- Belfast Lough offers amazing Sailing and Yachting opportunities with Royal Ulster and Ballyholme Yacht Clubs all within easy reach
- Fabulous Golf Clubs all within easy reach and namely Carnalea Golf Club - only minutes away
 - Underfloor Phoenix Gas Heating Throughout the Property
 - There was an Original Slipway Belonging to the Property which could be Re-instated





THE PROPERTY COMPRISES:

GROUND FLOOR

Double opening PVC entrance door and side panels to:

ENTRANCE PORCH: 14' 7" x 7' 0" (4.44m x 2.13m) (average). Tiled floor, fully tiled walls, recessed lighting, feature porthole window, glazed inner door to:

RECEPTION HALL: 16' 4" x 10' 5" (4.98m x 3.18m) Cornice ceiling.

CLOAKROOM: 7' 6" x 4' 9" (2.29m x 1.45m) Inset wash hand basin with vanity below and storage shelves and cupboards, low flush wc, fully tiled walls.

KITCHEN AND CASUAL DINING AREA: 16' 11" x 12' 0" (5.16m x 3.66m) Fitted kitchen with excellent range of high and low level units, one and a half bowl sink unit with mixer taps, range of Gaggenau integrated appliances including dishwasher, double oven, American style fridge/freezer, microwave, steamer, two ring induction hob and deep fat fryer, casual dining for four. Wood panelled ceiling with recessed lighting, feature corner window with views across Belfast Lough, Velux window, tiled floor.

UTILITY ROOM: 10' 10" x 8' 8" (3.3m x 2.64m) Fitted units with stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, fully tiled walls, tiled floor, wood panelled ceiling with recessed lighting, glazed PVC door to side, access to large storage cupboard with shelving.

LIVING ROOM: 21' 2" x 14' 11" (6.45m x 4.55m) Large picture window with uninterrupted views to gardens and across Belfast Lough. Freestanding gas stove with slate hearth, cornice ceiling.

DINING ROOM: 13' 7" x 12' 0" (4.14m x 3.66m) Views across Belfast Lough.

REAR HALLWAY: Mirrored sliding doors with storage and pressurized water tank, Velux window, recessed lighting, glazed PVC door to gardens.

BEDROOM (1): 12' 9" x 9' 11" (3.89m x 3.02m) Mirrored sliding wardrobes with secret access to:

ENSUITE BATHROOM: 9' 0" x 5' 11" (2.74m x 1.8m) Pink ombre suite comprising wc, wash hand basin, bidet, panelled Jacuzzi bath, tiled floor, fully tiled walls, mirrored storage cupboards, wall light wiring.

BEDROOM (2): 12' 0" x 9' 11" (3.66m x 3.02m) Feature corner window, recessed lighting.

BEDROOM (3): 15' 8" x 9' 1" (4.78m x 2.77m) Recessed lighting.

BEDROOM (4): 12' 8" x 12' 0" (3.86m x 3.66m) Feature corner window, mirrored sliding wardrobes.

BATHROOM: 12' 0" x 7' 5" (3.66m x 2.26m) White suite comprising low flush wc, bidet, wash hand basin, fully tiled shower, panelled Jacuzzi bath with "Aqua Gym" weights set, pull down sun bed and separate exercise machine, fully tiled walls, recessed lighting.

GARAGE: 22' 1" x 19' 7" (6.73m x 5.97m) Up and over remote controlled door. Power and light, gas boiler. Beam vacuum system. Panelled door to side.





OUTSIDE

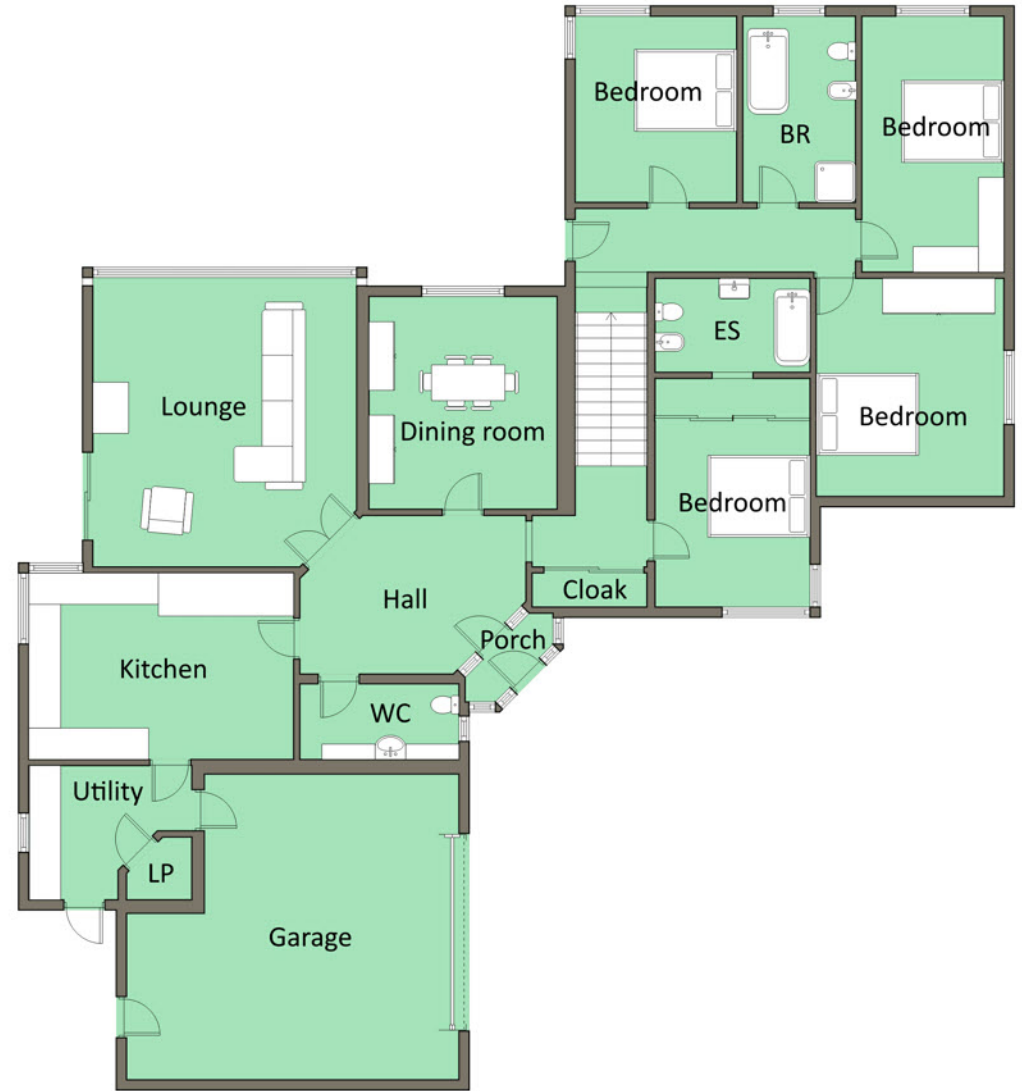
The property is accessed via a sweeping driveway from Killaire Road with parking for several cars.

Extensive patio, gardens in lawns, flowerbeds and mature trees overlooking Belfast Lough - Ideal for Al Fresco Dining / Entertaining and Summer BBQs.

Private and secluded location on a mature setting with mature woodland area.

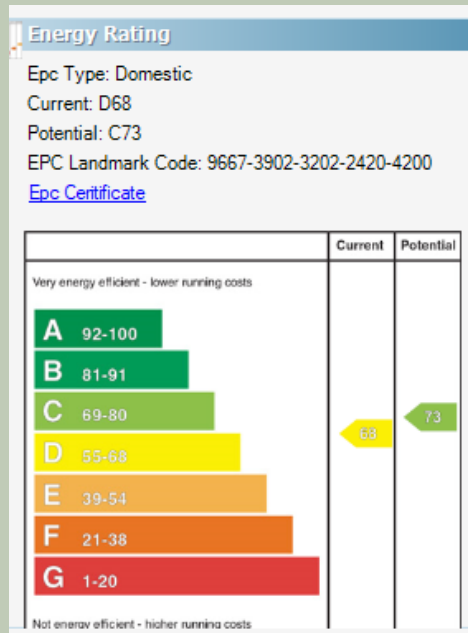
Direct access to the Coastal Path.





LOCATION:

Travelling from Bangor along Crawfordsburn Road, turn right into Station Road. Continue along Station Road which becomes Killaire Road. The property is accessed via a sweeping driveway from Killaire Road itself.



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.