



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 contemporary finish throughout with no expense spared and of note would be the spacious lounge with feature polished stone fireplace with gas coal fire, option of dining or further living room that are complimented by an entertainment sized kitchen/living and dining area which enjoys patio doors to the private and south facing patio/garden. On the first floor there are four bedrooms, principal room with ensuite shower room and newly installed luxury bathroom with walk in separate shower.

There is a generous rear garden which is south facing and fully enclosed while the cul-de-sac setting ensures there is little passing traffic.

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

OIRO
£399,950

10 Hanover Hill,
BANGOR,
BT19 7NR

Viewing by
appointment
through agent
028 9042 4747

- Superb Contemporary Detached Family Home
- Extremely Well Presented Throughout
- Lounge with Polished Stone Fireplace, Further Family Room or Dining Room
- White High Gloss Contemporary Kitchen with Casual Dining & Living Area with Direct Access to the Patio / Garden
- Utility Room
- Ground Floor Cloaks with Low Flush Suite
- Four Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Luxury White Bathroom Suite with Separate Walk in Shower
- Upvc Double Glazed Windows / Gas Heating
- Driveway parking leading to Detached Garage
- Front Garden and Fully Enclosed Level Rear Garden which enjoys a Sunny & Extremely Private Aspect
- Bespoke Garden Shed with Covered BBQ Area
- Popular & Convenient Location



The Property Comprises:

Ground Floor

uPVC double glazed door to:

ENTRANCE HALL: Luxury vinyl flooring. Cloakroom.

CLOAKROOM: Low flush wc, wash hand basin, laminate wooden floor, heated towel rail, extractor fan. LED lighting.



LOUNGE: 19' 0" x 12' 4" (5.79m x 3.76m) Polished stone fireplace. Gas coal effect fire. Luxury vinyl flooring. Cornice ceiling.



FAMILY ROOM: 15' 4" x 11' 11" (4.67m x 3.63m) Luxury vinyl flooring.



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KITCHEN/LIVING/DINING: 26' 7" x 13' 3" (8.1m x 4.04m) White high gloss kitchen with excellent range of units, quartz work surfaces, one and a half bowl single drainer stainless steel sink unit with mixer taps. Bosch induction hob and double oven. Bosch dishwasher, fridge, breakfast bar. LED lighting. From Living Room sliding door to outside.



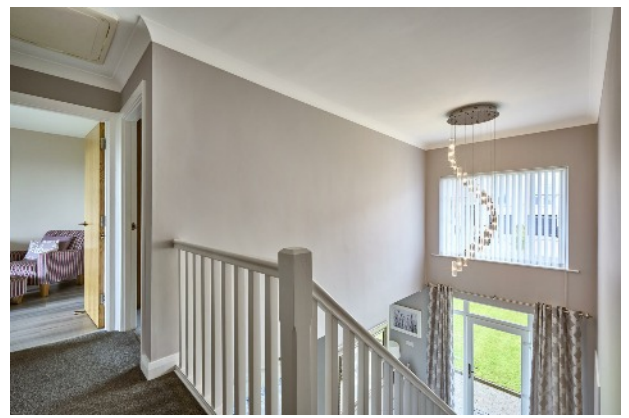
UTILITY ROOM: Further range of units, stainless steel sink unit with mixer tap. Plumbed for washing machine, space for tumble dryer. Luxury vinyl flooring, uPVC door to outside.



First Floor

LANDING: Linen cupboard with pressurised water system.

BATHROOM: White suite comprising panelled bath, mixer tap. Walk-in shower cubicle with thermostatic shower unit and rain shower head, low flush wc, pedestal wash hand basin, LED lighting, luxury vinyl flooring.



BEDROOM (4): 10' 7" x 9' 5" (3.23m x 2.87m) Wall-to-wall built-in cupboard with shelving, laminate wood effect flooring.



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PRINCIPAL BEDROOM: 14' 5" x 12' 4" (4.39m x 3.76m) (plus bay window). LED lighting.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls, LED lighting. Extractor fan.



BEDROOM (2): 14' 5" x 12' 5" (4.39m x 3.78m) Feature wood panelled wall.

BEDROOM (3): 13' 0" x 10' 4" (3.96m x 3.15m)
Laminate wooden floor, Wall-to-wall range of built-in robes with sliding doors. Access to roofspace.



Outside

Fully enclosed level rear garden. Paved patio area. Further decked patio. Garden shed with covered barbeque area.

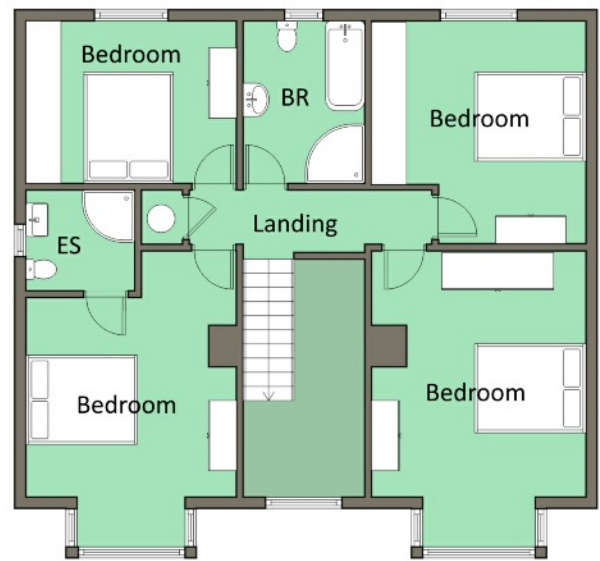
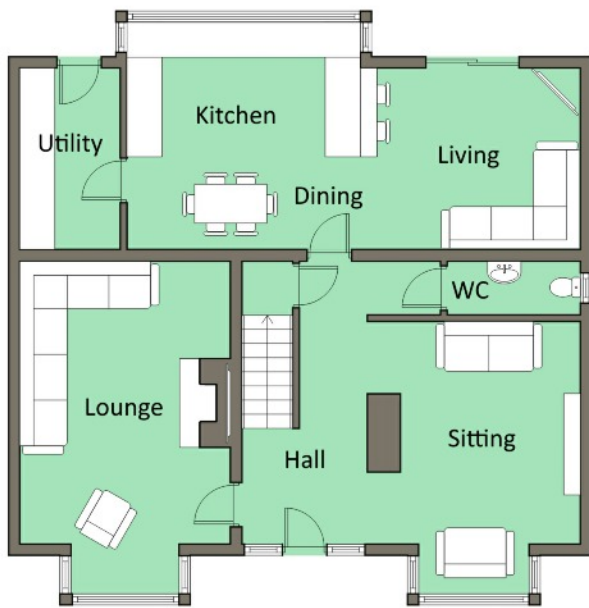
DETACHED GARAGE: 19' 2" x 9' 2" (5.84m x 2.79m) Roller shutter door, light and power.



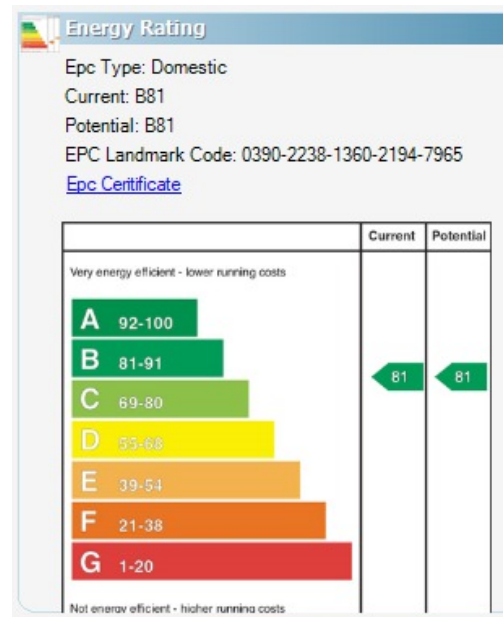
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Location:

Leaving Bangor proceed along Gransha Road past roundabout, take first left into Old Gransha Road, second left into Hanover Road, left into Hanover Chase and right into Hanover Hill.



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



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