



We have pleasure bringing to market this spacious End Townhouse situated within this most sought after residential location on the periphery of Bangor just off the Gransha Road. Presented to a high specification throughout by the present owners and offering a wealth of adaptable family accommodation; there is little to do but move in and enjoy.

The accommodation itself is set over a number of floors. On entering the property via the Entrance Hall leading to the Lower Level with Cloaks WC, Family Room & Utility. On the First Floor there is the Lounge with Juliet balcony, Kitchen / Living / Dining and Bathroom on the Upper Floor. Bedroom accommodation is on the Second Floor consisting Three Bedrooms including Principal Bedroom with Ensuite shower room. Outside there is an Integral Garage with parking to the front and the enclosed low maintenance rear Garden is laid in lawn and patio area in pavours.

Local shops, renowned schools, churches, Bloomfield shopping centre and the ring roads for the commuter are all within easy reach. All the amenities of Bangor town centre including Bangor Railway Station are also a short drive away.

We have no hesitation in recommending viewing of this superb home and only on internal inspection can one truly appreciate all it has to offer.

Offers Around
£245,000

5 Hanover Hill,
Gransha Road,
Bangor,
BT19 7NT

Viewing by
appointment
through agent
028 9042 4747



- Superb End Townhouse with Adaptable Family Accommodation
- Presented to High Specification Throughout
- Popular & Sought After Location
- Entrance Hall leading to Lower Level with Cloaks WC, Utility plus Family Room with Double Doors to Garden
- First Floor Lounge with Wood Burning Stove
- Kitchen / Living / Dining on First Floor
- Family Bathroom on Upper Level
- Three Bedrooms including Principal Bedroom with Ensuite Shower Room
- Double Glazed Windows / Gas Fired Central Heating
- Integral Garage with Parking to the Front
- Low Maintenance Rear Garden Laid in Lawn / Patio Area in Paviours
- Bloomfield Shopping Centre only a short drive away
- Leading North Down Schools plus Bangor Train Station are all located nearby

The Property Comprises:

Ground Floor

uPVC double glazed front door to . . .

ENTRANCE HALL: Laminate wood effect floor.



Lower Level

CLOAKROOM: Low flush wc, wash hand basin, laminate wood floor.

FAMILY ROOM: 12' 7" x 9' 3" (3.84m x 2.82m) Laminate wood floor, sliding doors to patio garden.



UTILITY ROOM: 9' 4" x 5' 3" (2.84m x 1.6m) Plumbed for washing machine, space for tumble dryer, ceramic tiled floor.



First Floor

LOUNGE: 17' 2" x 11' 4" (5.23m x 3.45m) Fireplace with granite inset and cast iron wood burning stove, laminate wood floor.



KITCHEN / DINING: 13' 4" x 8' 7" (4.06m x 2.62m) Fully fitted kitchen with excellent range of high and low level units, laminate work surfaces, four ring gas hob and oven, extractor fan and canopy, integrated fridge freezer, 1.5 bowl ceramic sink unit with mixer tap, integrated dishwasher, LED lighting, ceramic tiled floor, casual dining area.



Upper Level

BATHROOM: White suite comprising panelled bath with mixer tap, low flush wc, separate fully tiled shower cubicle with thermostatic shower unit, heated towel rail, ceramic tiled floor, part tiled walls, extractor fan.



Second Floor

BEDROOM (2): 10' 8" x 9' 11" (3.25m x 3.02m)



BEDROOM (3): 9' 10" x 8' 4" (3m x 2.54m)



PRINCIPAL BEDROOM: 16' 8" x 11' 3" (5.08m x 3.43m) at widest points.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin, low flush wc, heated towel rail, ceramic tiled floor, low voltage spotlights.

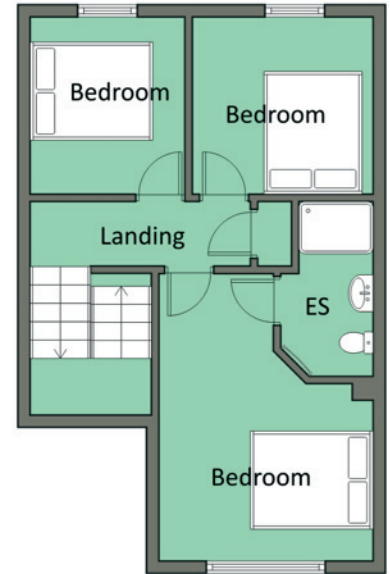
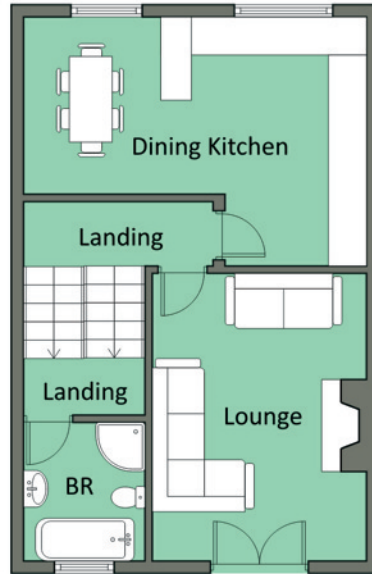
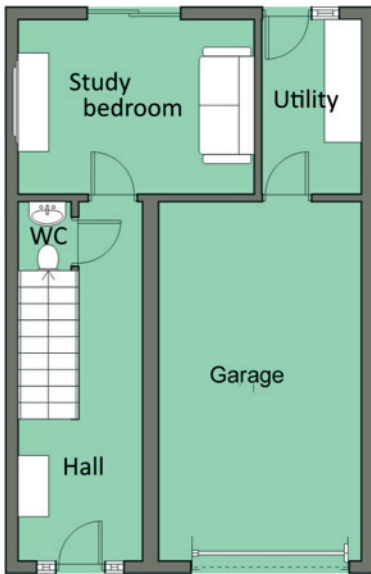


Outside

GARAGE: 19' 6" x 10' 8" (5.94m x 3.25m) Roller shutter door, light and power, gas fired boiler.
Driveway parking to front. Enclosed, low maintenance rear garden.







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

Energy Rating

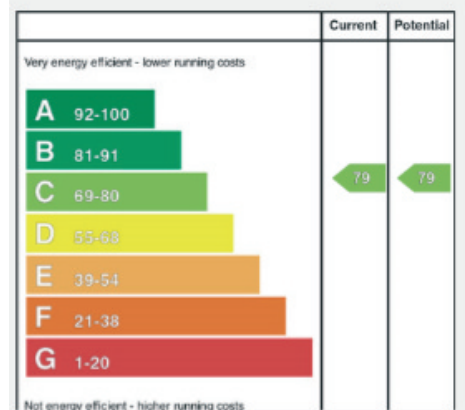
Epc Type: Domestic

Current: C79

Potential: C79

EPC Landmark Code: 1834-7623-7300-0347-9206

[Epc Certificate](#)



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