



Located within a popular residential area just off the Ballycrochan Road, this well-appointed detached family home occupies a notably private and sunny site nestled within a quiet cul-de-sac.

Arranged over two floors, the deceptively spacious layout could be easily adapted to suit the occupier's needs. Briefly comprising hallway, living room, separate kitchen, dining room, two downstairs bedrooms plus bathroom. On the first floor are two large bedrooms plus shower room. Further investigation reveals four bedrooms- Two on the ground floor and two on the first floor plus shower room. The layout is enhanced by various built-in storage solutions, uPVC frame double glazed windows and oil fired central heating. Externally, a concrete driveway offers ample parking for several vehicles and leads to an attached garage. The property enjoys a pleasant aspect to the front complimented by a notably private, south facing rear garden.

Conveniently located within an equally popular yet quiet residential area within close proximity to local shopping complex, several churches and is less than a mile stroll from Ballyholme Beach. The Bangor carriageway offers ease of access for those wishing to commute to Belfast. With many primary and secondary schools easily accessible this is surely the perfect environment for the whole family. Viewing is strongly recommended to fully appreciate all that is on offer.

Offers Around  
£249,950

7 Cairnsville Park,  
BANGOR,  
BT19 6EW

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Viewing by  
appointment  
through agent  
028 9042 4747



- Occupying a notably private and sunny site nestled within a quiet cul-de-sac
- Well-appointed, chalet style detached family home with adaptable and spacious layout
- Hallway
- Living Room & Dining Room
- Separate kitchen
- Downstairs bathroom
- Two bedrooms on ground floor & Two bedrooms on first floor
- First floor shower room
- uPVC frame double glazed windows / Oil fired central heating
- Driveway leading to attached garage
- Notably private south facing rear garden
- Nestled within a quiet cul-de-sac
- Convenient, popular yet quiet residential area just off Ballycrochan Road
- \*NO ONWARD CHAIN\*

The Property Comprises:

Ground Floor

uPVC front door to . . .

HALLWAY: Meter cupboard, two cupboards understairs.



LIVING ROOM: 21' 4" x 14' 5" (6.5m x 4.4m) Mahogany Adam style fireplace surround with marble inset and hearth, gas fire.



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DINING ROOM: 10' 10" x 9' 2" (3.3m x 2.8m)



KITCHEN: 13' 1" x 9' 10" (4m x 3m) Shaker style kitchen with range of high and low level units, wood block effect laminate worktops, stainless steel sink with drainer and mixer tap, space for cooker, concealed extractor fan, built-in Smeg dishwasher, space for fridge freezer, vinyl flooring, timber stable style door to exterior.



BEDROOM (1): 10' 2" x 8' 2" (3.1m x 2.5m) Built-in robe with cupboard above.



BEDROOM (2): 12' 6" x 10' 6" (3.8m x 3.2m) Built-in robe.



BEDROOM (5)/SNUG: 9' 2" x 8' 6" (2.8m x 2.6m)



SHOWER ROOM: Fully tiled built-in shower cubicle with electric Mira Sport shower unit, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.



First Floor

LANDING: Built-in cupboard.

BEDROOM (3): 13' 9" x 13' 1" (4.2m x 4m) Built-in cupboard, access to large eaves storage space with light.

BEDROOM (4): 13' 9" x 13' 1" (4.2m x 4m) Built-in cupboard, access to eaves storage.



SHOWER ROOM: Fully tiled built-in shower cubicle with Mira Sport electric shower unit, pedestal wash hand basin, low flush wc, half tiled walls, ceramic tiled floor.

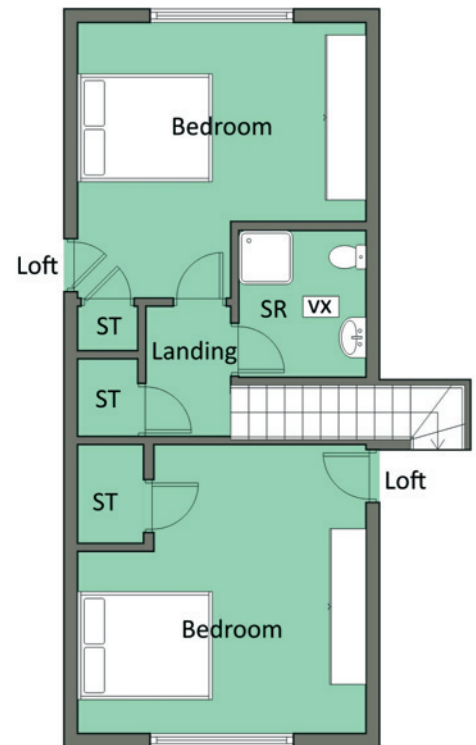
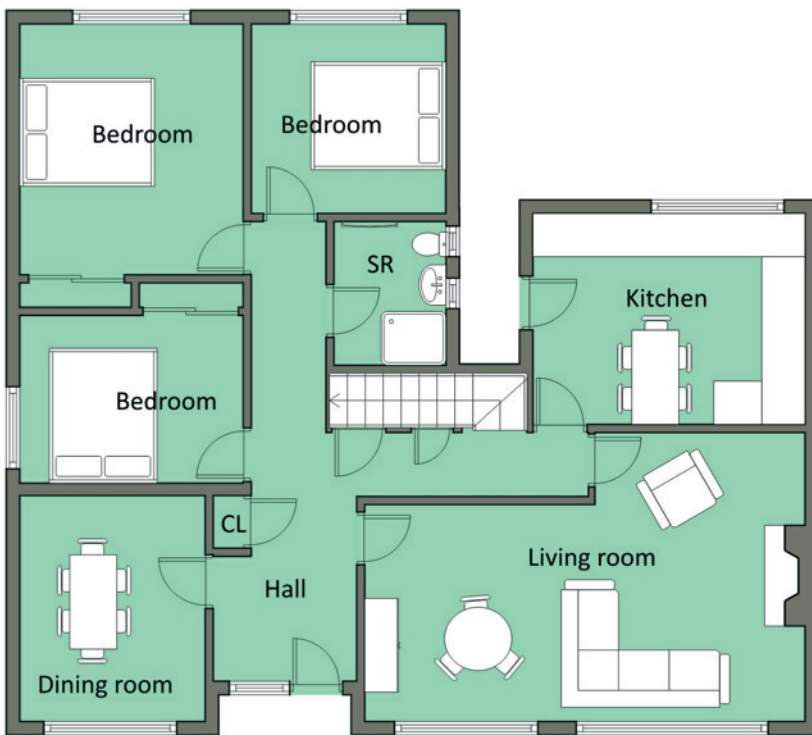


## Outside

Front garden in lawn bordered by shrubbery and hedging. Concrete driveway to . . .  
ATTACHED GARAGE Up and over door, light and power.

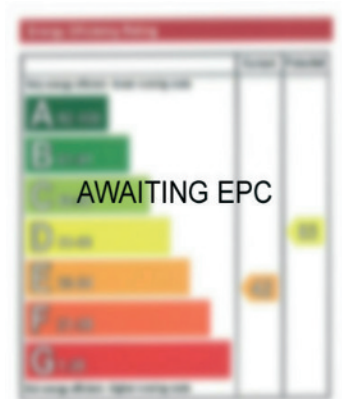
Enclosed, notably private rear garden. Circular pavior patio leading to lawn bordered by hedging.





## Location:

From Donaghadee Road, into Ballycrochan Road, first right into Cairnsville Road, left into Silverbirch Crescent and right into Cairnsville Park.



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 Lisburn Road - 028 90 66 3030  
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 Lisburn - 028 92 66 1700  
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