



Occupying a mature generous corner site within one of Bangor's most prestigious addresses, this superb detached home has been well looked after by the present owner. Offering a wealth of family accommodation comprising cloakroom suite, drawing room, dining room, family room, kitchen with breakfast area, five first floor bedrooms, luggage room and bathroom with separate wc, while outside there is an attached garage and generous gardens to front, side and rear. Incorporating all the character and charm one would expect from a home of this era, with many period features including oak panelling, parquet flooring and plate rack in the hall, fireplaces, corniced ceilings, picture rails and bay windows to name a few.

Convenient to all the amenities of Bangor town centre and Ballyholme village, Bangor Golf Club, Royal Ulster and Ballyholme Yacht Clubs and the sea front with delightful scenery and coastal walks.

With so much on offer we anticipate strong demand therefore early viewing is a must to avoid disappointment.

Offers Around
£575,000

1 College Avenue,
Bangor,
BT20 5HJ

Viewing by
appointment
through agent
028 9042 4747



- Spacious Detached Family Home set in a Prestigious and Convenient Location
- Retaining Many Original Period Features
- Sun Porch to Front
- Large Reception Hall with Superb Traditional Oak Panelling
- Drawing Room / Dining Room / Family Room
- Kitchen Including Breakfast Area and Integrated Appliances
- Ground Floor Cloakroom with Low Flush Suite
- 5 First Floor Bedrooms / Luggage Room
- Family Bathroom Suite and Separate WC
- Excellent Storage Facilities
- Gas Fired Central Heating System / Double Glazing
- Attached Double Length Large Garage plus Further Ample Driveway Parking
- Generous Corner Site with Gardens to Front, Side and Enclosed to Rear plus Greenhouse
- Superb Location and Only Minutes from the Conveniences of Bangor Town Centre

The Property Comprises:

Ground Floor

SUN PORCH: uPVC double glazed front door, tiled floor.

ENCLOSED ENTRANCE PORCH: Carved wood panelled walls, hard wood front door, ceramic tiled floor.



Glass door leading to:

RECEPTION HALL: 12' 1" x 10' 0" (3.68m x 3.05m) Attractive wood panelled walls, parquet wooden floor, feature corner fireplace.



LOUNGE: 18' 7" x 14' 0" (5.66m x 4.27m) Fireplace with tiled inset and hearth with open fire, wooden floor, built-in book case and twin alcove storage.



LIVING ROOM: 18' 0" x 14' 10" (5.49m x 4.52m) (into bay). Feature carved mahogany fireplace with over mantle, glazed alcove storage.



HALLWAY: Under stairs storage, store cupboard.

CLOAKROOM: 7' 6" x 5' 10" (2.29m x 1.78m)

Low flush wc, wash hand basin, understairs storage.



KITCHEN: 16' 11" x 11' 0" (5.16m x 3.35m) Excellent range of high and low level units, four ring ceramic hob with ceramic hob, extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbed for dishwasher, plumbed for washing machine, built-in Bosh oven, part tiled walls, tiled floor. Wood panelled ceiling with spotlights, PVC door to garden.



Casual dining area with open arch to:

MORNING ROOM: 15' 8" x 13' 10" (4.78m x 4.22m) Tongue and groove ceiling, built-in storage cupboards.



First Floor

LANDING:

BEDROOM (1): 14' 4" x 13' 8" (4.37m x 4.17m) (Measurement into built-in robes). Door to balcony.



BEDROOM (2): 16' 4" x 14' 0" (4.98m x 4.27m) Built-in robes with sliding doors.

BEDROOM (3): 11' 4" x 10' 11" (3.45m x 3.33m) Built-in robes with sliding doors.

BEDROOM (4): 12' 5" x 10' 4" (3.78m x 3.15m)

BEDROOM (5): 11' 1" x 10' 11" (3.38m x 3.33m)



BATHROOM: 11' 0" x 9' 2" (3.35m x 2.79m) Tiled panelled bath with mixer tap, twin vanity sink unit with mixer tap, low flush wc, shower cubicle, recess lights, fully tiled walls, floor tiling.



SEPARATE WC: Low flush wc, part tiled walls, tiled floor.

WALK-IN LINEN CUPBOARD: Shelving, gas fired boiler.

STORE ROOM: 6' 11" x 5' 8" (2.11m x 1.73m)

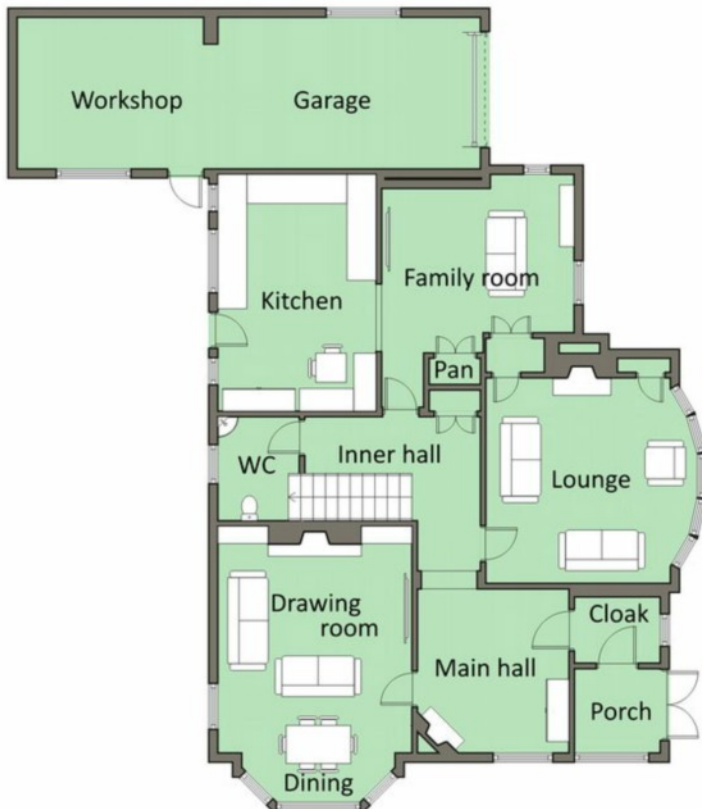
Outside

GARAGE: 33' 7" x 9' 3" (10.24m x 2.82m) Attached double length large garage with electric roller door, power and light.

Extensive gardens to front, side and rear with mature plants, fruit trees and shrubs, paved patio area, bounded by wall and fencing, outside tap, generous tarmac driveway.

Greenhouse.

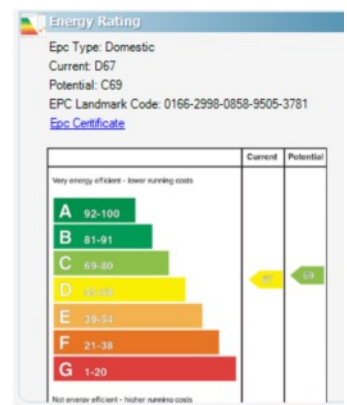




Location:

Leaving Bangor town centre proceed on Ballyholme Road and College Avenue is on the left 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.