



OFFERS AROUND

**£350,000**

2 Dunkeld Grove  
Bangor  
BT19 6RH



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**PINKERTONS**

Sales, Lettings and Property Management



## An immaculately presented, detached family home situated in a sought-after residential location.

This property has been superbly maintained and upgraded over the years and will appeal to those seeking a property with little to do but move in.

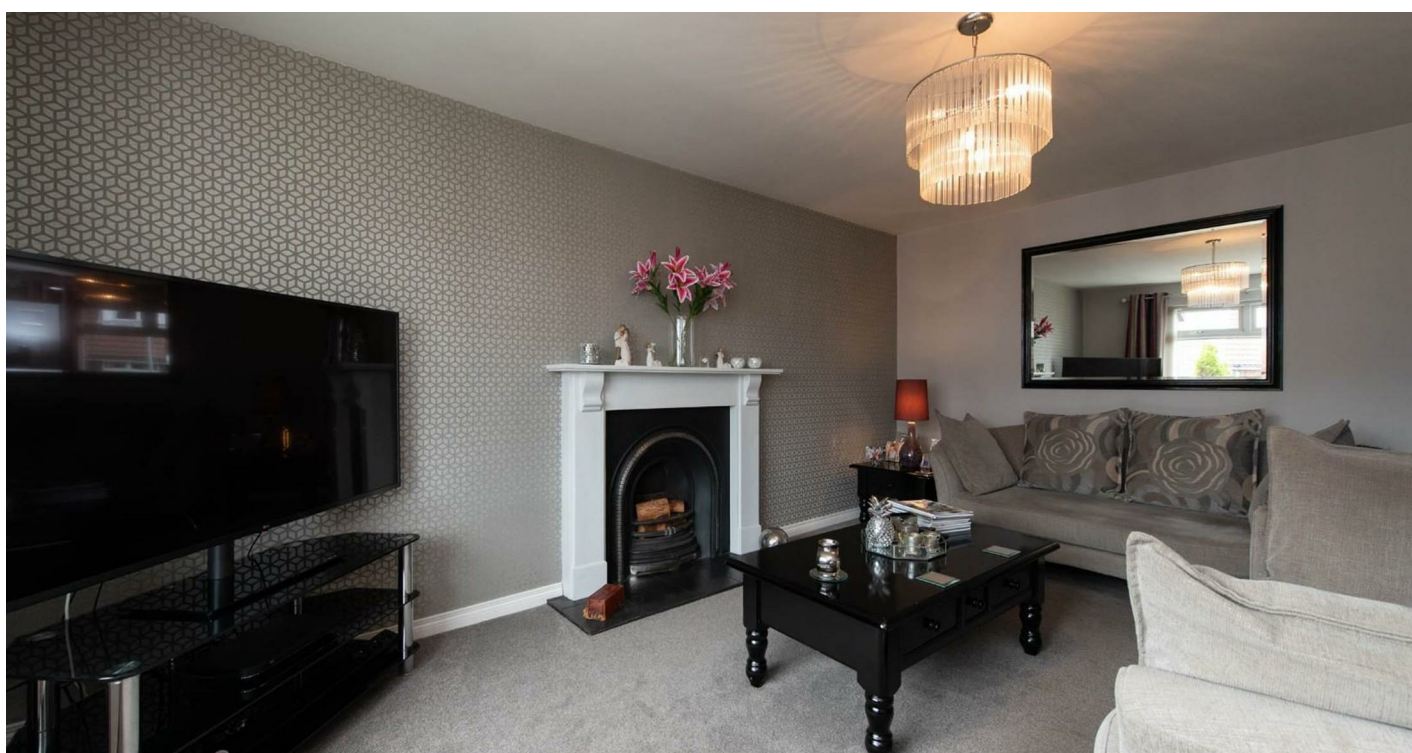
Offering access to amenities, transport routes, and excellent local schools this property could not be better situated. Properties of this calibre do not

remain on the open market for long therefore early internal inspection will be required.

The property comprises an entrance hall - four bedrooms, one with en suite shower room, large family bathroom, lounge, family room, dining room (or bedroom five), ground floor cloakroom WC,

modern contemporary high gloss kitchen, and utility room with access to an integral garage.

Outside, the property has ample off-street parking to the front and mature, fully enclosed, rear, and side gardens with sunny aspects.

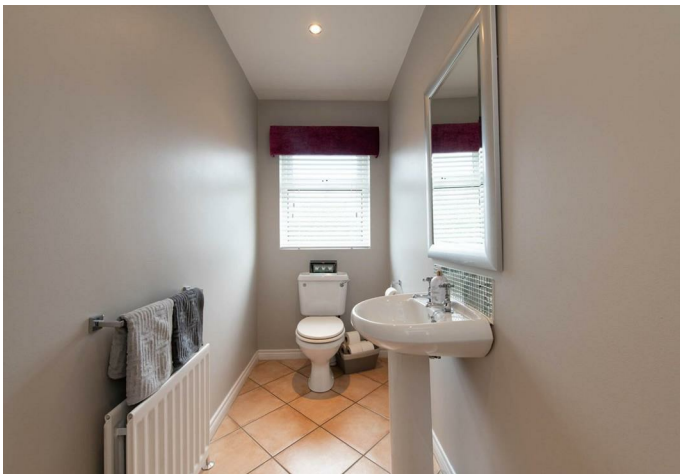


# PROPERTY FEATURES



- Immaculate Detached Family Home
- Three Reception Rooms
- Modern Contemporary Kitchen
- Ground Floor WC
- Four Bedrooms, Master With Ensuite
- Large Family Bathroom With Separate Shower
- Oil-Fired Central Heating System And Pressurised Water System
- PVC Double Glazed Windows
- Close To Schools And Amenities
- Desirable Residential Location













## THIS PROPERTY COMPRISES

### Entrance Hall

Wood laminate flooring. Telephone point. LED recessed lighting. Stairs to the first floor.

### Lounge

16'9" x 11'1"  
Feature cast iron fireplace with slate tile hearth and wood surround. Television point.

### Dining Room (Bedroom 5)

12'5" x 9'11"  
Double doors. Possible fifth bedroom if required.

### Family Room

13'5" (max) x 11'11"  
Wood laminate flooring. Television point. LED recessed lighting. Double doors to rear garden.

### Kitchen

13'10" x 11'11"  
High and low-level high gloss, soft close units with Starlight white quartz work surfaces and upstands. Ceramic hob with glass splashback and extractor hood over. Eye-level double oven and grill. Integrated fridge freezer. Integrated dishwasher. Stainless steel sink with mixer tap. Under counter lighting. Feature floor-level lighting. Casual dining area. Ceramic tile floor. Door to utility room.

### Utility

9'11" x 7'11"  
High and low-level units with laminate worktops and upstands. Stainless steel sink and drainer.

Plumbed for washing machine. Ceramic tile floor. Door to rear garden. Door to integrated garage.

### Cloakroom WC

White sanitary ware - W/C and pedestal wash hand basin. LED recessed lighting. Ceramic tile floor.

### Landing

Linen closet. Access to part floored roof space. LED recessed lighting.

### Bedroom 1

18'8" x 10'  
Front aspect.

### En Suite Shower Room

9'2" x 5'11"  
White sanitary ware - low flush W/C and pedestal wash hand basin. Large tiled shower cubicle. Ceramic tile floor. LED recessed lighting. Extractor fan.

### Bedroom 2

13'4" (max) x 12'2"  
Rear aspect.

### Bedroom 3

12'11 x 12'10"  
Wood laminate flooring. Front aspect.

### Bedroom 4

12' x 11'4"  
Front aspect.

### Family Bathroom

13'11" (max) x 8'7"  
White suite - W/C, pedestal wash hand basin, and panelled bath. Separate shower cubicle with

Aqualisa shower. Ceramic tile floor. LED recessed lighting. Extractor fan.

### Integral Garage

20'11" x 9'11"  
Up and over door. Light and power. Oil-fired boiler and Megaflo pressurised water system.

### Outside Front

Tarmac parking and drive. Small grass area. Slate beds with planting.

### Outside Rear

Sunny aspect. Garden in lawn. Paved patio. Vertical board fencing and gate. Concealed PVC oil tank. Outside tap. Outside lighting.

### Outside Side

Fully enclosed. Garden in lawn. Mature hedging. Vertical board gate.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

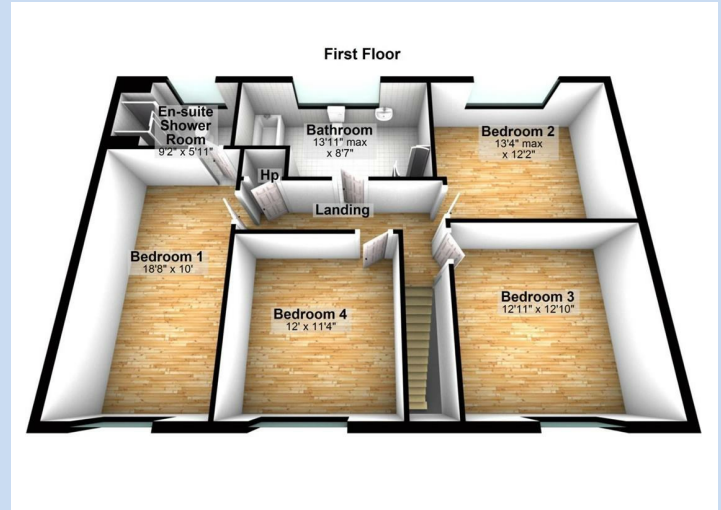
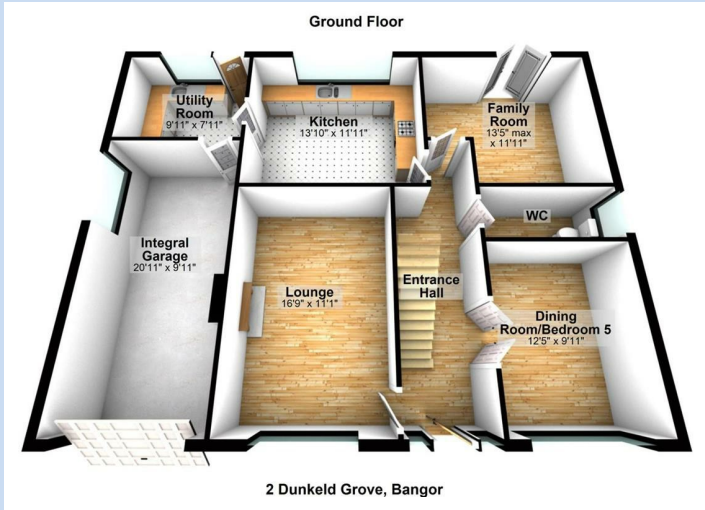
Tenure - Understood to be Freehold  
Current Rates - Understood to be approximately £1,827 per annum

### Directions

Travelling on Albany road turn onto Kinwood Road, right onto Dunkeld Avenue, left onto Dunkeld Road, Right onto Dunkeld Crescent, left to stay on Dunkeld Crescent then left onto Dunkeld Grove the property is on the right.



# FLOOR PLANS



## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

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### WILL YOU NEED A MORTGAGE?

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