

For Sale

Asking Price: £475,000

SimonBrien



37 Ballycrochan Avenue,
Bangor, BT19 7LA

simonbrien.com



Special Features & Services

- Substantial detached property in prestigious and sought after location
- Within close proximity to leading schools, restaurants, shops and various other local amenities
- Finished to an excellent standard throughout
- Bright and spacious living room with feature fireplace and bay window
- Lounge with the option to use as bedroom 5
- Fitted kitchen with a range of appliances
- Breakfast bar for casual dining
- Open plan into dining accommodation
- Access to utility room and rear garden
- Ground floor cloakroom and W.C.
- Additional snug on ground floor
- Open plan into sunroom with access to raised decking area and garden
- Four double bedrooms on first floor
- Bedroom one with ensuite shower room
- Contemporary family bathroom with a four piece suite
- Gas fired central heating and uPVC double glazed windows
- Underfloor heating on ground floor
- Driveway offering ample space for car parking
- Landscaped gardens laid in lawn with two raised decking areas
- Side garden paved with shed storage
- Outdoor bar / office / study
- HIK security system installed

Summary

An extremely rare opportunity to purchase a substantial, detached family home that sits on a large site boasting an exceptional garden and immaculately finished home in the highly sought after Ballycrochan development. 37 Ballycrochan Avenue is well positioned to avail some of the province's leading schools and benefits from excellent transport links into Belfast city centre.

Boasting four double bedrooms with the option for a fifth bedroom, five reception rooms and a large, landscaped garden this is an ideal family home. Comprising of a welcoming entrance hall, a fitted kitchen with breakfast bar for casual dining and access to open plan formal dining / family room. With the current layout there are five reception rooms including dining accommodation, snug, sunroom, a living room with feature fireplace and bay window. There is a front lounge converted from the garage that can also be used for a ground floor bedroom. Also located on the ground floor is a cloakroom and W.C, ample storage space, a side entrance hall with utility space and a separate utility room.

On the first floor there are four double sized bedrooms, bedroom one with ensuite shower room and a contemporary family bathroom suite. The property is further complimented by having gas fired central heating and double glazing throughout.

Externally the property has a driveway with ample parking spaces. The rear garden enjoys a sunny aspect, with a landscaped garden laid in lawns with multiple hosting areas, including raised decking for al fresco dining and jacuzzi, an additional decking area with outdoor heating and home bar that can be used for a study or office. There is a paved patio, shed, outside tap and bin storage area.

Accommodation

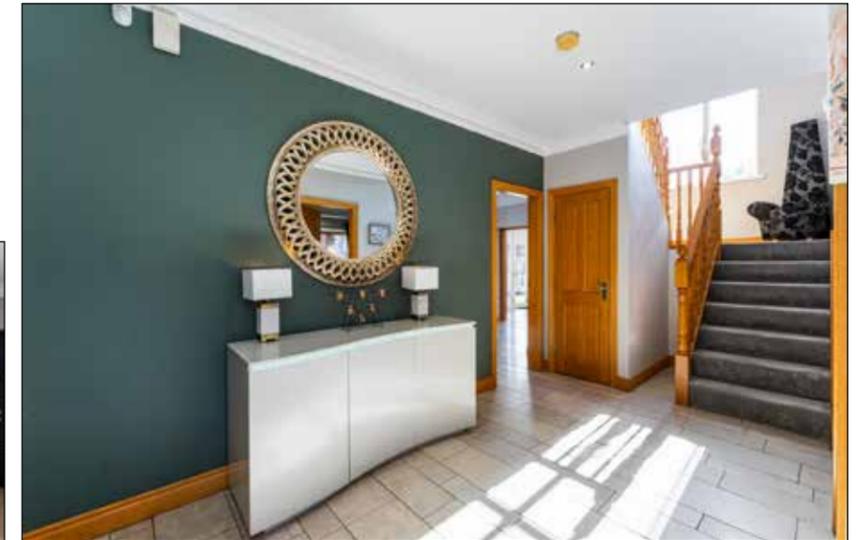
GROUND FLOOR

Composite front door.



ENTRANCE HALL:

Abundance of natural light, under stairs storage.



CLOAKROOM:

Wash hand basin and low flush WC, recessed lighting, tiled flooring.



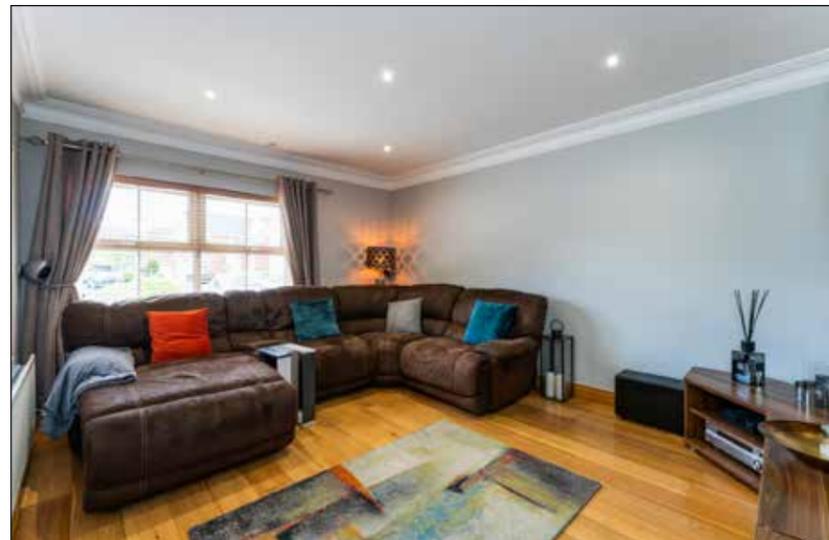
LIVING ROOM:
15' 5" x 13' 1" (4.7m x 4m)

Feature gas fire with limestone surround, recessed lighting and inset corniced ceilings, feature bay window.



LOUNGE:
15' 1" x 12' 2" (4.6m x 3.7m)

Corniced ceiling and recessed lighting.



OPEN PLAN KITCHEN/DINING:
23' 11" x 20' 8" (7.3m x 6.3m)

Kitchen: A range of high and low level wooden units, single bowl sink unit with mixer taps and drainer, 5 ring 'Neff' gas hob, double 'Neff' oven, integrated dishwasher, fridge and freezer, overhead stainless steel extractor hood, breakfast bar for casual dining, open plan into dining room with an abundance of natural light and access to raised decking area.



SNUG:
10' 10" x 10' 10" (3.3m x 3.3m)

Open plan into Sun Room.

SUN ROOM:
17' 5" x 11' 10" (5.3m x 3.6m)

Patio doors to landscaped gardens.



UTILITY ROOM:

High and low level units, stainless steel sink unit with mixer tap, plumbed for washing machine, plumbed for tumble dryer. Access to rear Entrance Hall.

REAR ENTRANCE HALL:
17' 9" x 9' 2" (5.4m x 2.8m) At widest points.

Access to side of property.



FIRST FLOOR

BEDROOM (1):
13' 9" x 13' 1" (4.2m x 4.0m)
Built in mirrored sliding wardrobes.



ENSUITE SHOWER ROOM:
Low flush WC, vanity sink unit, enclosed shower unit with glass shower screen and Raindance shower, recessed lighting, chrome heated towel radiator, extractor fan, tiled walls and floor.



BEDROOM (2):
16' 9" x 9' 10" (5.1m x 3.0m)
Built in storage.



BEDROOM (3):
16' 9" x 9' 2" (5.1m x 2.8m)
Built in storage.



BEDROOM (4):
10' 10" x 10' 10" (3.3m x 3.3m)
Range of fitted wardrobes.



BATHROOM:
Luxury four piece suite comprising of: Low flush WC, bath with chrome mixer taps, vanity sink unit with chrome mixer taps and under bench storage, walk in shower with waterfall shower and glass shower screen, recessed lighting, chrome heated towel radiator, tiled walls and floor, extractor fan.

LANDING:
Access to loft via Slingsby ladder, built in storage cupboard.

Outside

Raised decking area with jacuzzi and ample space for alfresco dining, landscaped garden laid in lawn with water feature, boundary fencing and paved path to barbecue area and outdoor bar. Raised decking with water feature, outdoor fire and electric heating system.

OUTBUILDING/BAR/STUDY:
16' 9" x 13' 5" (5.1m x 4.1m)

Space for ample off street parking.

Side paved patio area, outdoor tap, security light, bin storage and shed.





Ground Floor

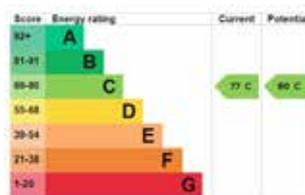


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