



OFFERS AROUND

£425,000

2A Thorn Hill

Bangor

BT19 1RD



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PINKERTONS

Sales, Lettings and Property Management

Stunning Five Bedroom Modern Family Home - Perfect for Family Living!

Discover your dream family home in this beautifully designed five bedroom detached property, built in 2003 to the highest standards. With a spacious tarmac driveway, garage, and utility room, this home offers everything you need for

modern living. The open-plan kitchen flows effortlessly into a cosy casual living room featuring a wood-burning stove and French doors leading to a private patio and enclosed garden, perfect for family gatherings. The master bedroom boasts an

en-suite, while the guest bedroom comes complete with a charming Juliet balcony. Three reception rooms, a downstairs W/C, and ample space throughout make this the perfect setting for a growing family. Don't miss the chance to make this exceptional property yours!



PROPERTY FEATURES



- Detached Five Bedroom Built in 2003
- Spacious Drawing Room With Double Doors to Dining
- Solid Pitch Pine Kitchen With Inset Belfast Sink Unit
- Downstairs WC
- Utility Room
- Five Bedrooms
- Master With Ensuite
- Two Family Bathrooms
- Integral Garage
- Gas Fired Central Heating and PVC Double Glazed









THIS PROPERTY COMPRISES

Hallway

11'1" x 13'4"

Composite front door, chinese slate floor, access to garage, cornice ceiling.

Drawing Room

19'1" x 12'8"

Solid oak floor, contemporary fireplace with chrome surround, pebbled gas fire, front view aspect, cornice ceiling.

Dining Room

12'7" x 11'3"

Solid oak floor, cornice ceiling.

Snug

15'2" x 11'2"

Chinese slate floor, brick fireplace and timber mantle, cast iron multi fuel stove, cornice ceiling, french doors with access to rear garden.

Kitchen

11'2" x 11'2"

Recently resprayed and remodelled in May 2024, chinese slate floor, solid pitch pine high and low level units, granite work surfaces, Belfast sink with mixer tap, twin oven, range cooker with integrated extractor hood, cornice ceiling.

Utility

11'10" x 10'1"

Completely refitted, plumbed for washing machine, space for tumble dryer.

Downstairs WC

6' x 6'2"

Low flush WC, pedestal hand basin with storage, chinese slate floor.

Landing

17'9" x 10'7"

Wood laminate flooring, shelved linen cupboard.

Storage

4'2" x 5' x 3'11" x 3'7"

Linen cupboard with radiator.

Bedroom 1

18'8" x 9'

Wood laminate flooring, front view aspect, velux window, fitted furniture and ensuite.

Ensuite

5'6" x 6'1"

Modern ensuite recently refurbished, low flush WC, walk in shower with glass screen, vanity unit with monobloc tap, fully tiled walls, velux window.

Bedroom 2

14'6" x 12'8"

Wood laminate flooring, velux window, fitted sliderobes, fitted furniture, double doors leading to Juliet balcony.

Bedroom 3

12'8" x 10'8"

Wood laminate flooring, fitted wardrobes.

Bedroom 4

10'8" x 11'11"

Wood laminate flooring, fitted wardrobes.

Bedroom 5

12'8" x 9'9"

Wood laminate flooring, sliding robes.

Bathroom 1

10'7" x 9'1"

White suite with panelled bath, low flush WC, pedestal wash hand basin, fully tiled walls, velux window.

Bathroom 2

8'11" x 6'5"

Recently refurbished, walk in shower with screen, vanity unit with wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, extractor fan.

Garage

13' x 19'

Integral garage, remote control up and over door, power and light, hot and cold tap, insulated, door to side.

Outside Front

Fully paved front, paths with gates to both sides of rear garden.

Outside Rear

Fully enclosed rear garden laid in lawn, large patio, raised beds with plants and shrubs, outside light and tap.

Directions

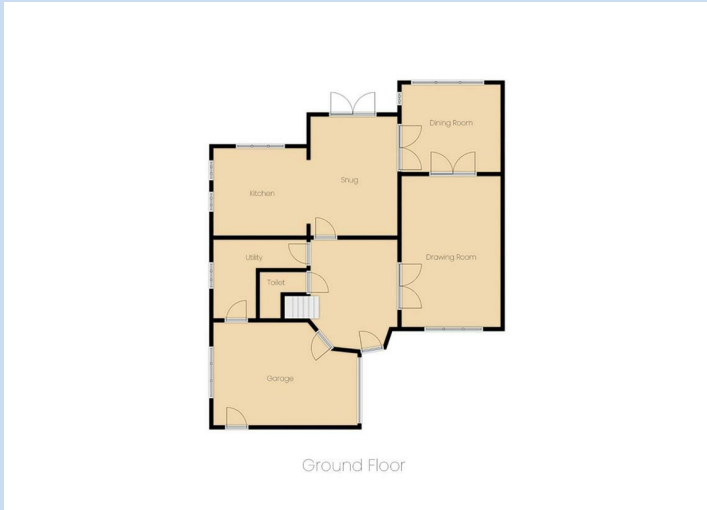
When travelling past Bangor Sportsplex, take first left into Thornhill and property is on left hand side in corner.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Assumed to be leasehold.

Rates assumed to be £2,466.99

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		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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