



Templeton Robinson have immense pleasure bringing to market this superb Detached Family Villa where there is nothing to do except move in and enjoy. The property is situated off the ever popular and conveniently located Gransha Road and has been carefully maintained by the present owners resulting in a modern, contemporary family home with oodles of living space.

Briefly comprising on the Ground Floor - Entrance Hall, large Lounge, Family Room, Kitchen / Dining with family Living Area and patio doors to rear garden, separate Utility and Cloaks wc. On the First Floor – Principal Bedroom with ensuite and separate Dressing Room, two further Bedrooms and family Bathroom plus on the Second Floor two large Bedrooms and Shower Room. Outside the property is complemented by low maintenance gardens and patio area with parking to the front. The property is conveniently located to the ring road for ease of access to Belfast and / or Newtownards, plus Bangor Train Station is a short drive and within walking distance to Bloomfield Shopping Centre and Bangor Grammar School. Leisure activities of Sailing and Golfing are all on within easy reach together with Bangor's fabulous coastal path. Family homes of this quality and particularly off the Gransha Road, rarely come to market and The Agent strongly recommends early viewing to appreciate this stunning property.

Offers Around  
£379,950

8 Rosstown Lane,  
Bangor,  
BT19 7DQ

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Viewing by  
appointment  
through agent  
028 9042 4747





- Superb Detached Villa
- Stunning Interior with Chic Twist
- L-Shaped Kitchen / Dining and Family Living Area with Patio Doors to Rear Garden
- Contemporary Kitchen with Feature Island and Breakfast Bar for Four Stools
- Large Lounge / Separate Family Room
- Cloaks WC / Separate Utility Room
- Three First Floor Bedrooms including Principal Bedroom with Ensuite and Dressing Room
- First Floor Family Bathroom
- Two Second Floor Large Bedrooms and Separate Shower Room
- uPVC Double Glazed Windows / Gas Fired Central Heating
- Fully Enclosed Low Maintenance Rear Garden laid in Lawns & Patio Area - Ideal for Al Fresco Dining
- Off Street Parking to Front for Two Cars with Further Off Street Parking
- Leading Schools all within easy reach and notable 'Bangor Grammar School' just 10 minutes walk along Gransha Road
- Popular & Sought After Location off the Conveniently Located Gransha Road
- Bangor Golf Club & Royal Ulster Yacht Club all within easy reach

The Property Comprises:

Ground Floor

Front door with double glazed light above.

ENTRANCE HALL: Kardean flooring.



UNDER STAIRS CLOAKROOM: Kardean flooring.

LOUNGE: 16' 11" x 10' 7" (5.16m x 3.23m) Kardean flooring.



FAMILY ROOM: 16' 11" x 8' 9" (5.16m x 2.67m) Kardean flooring.





L-SHAPED KITCHEN/DINING/GARDEN ROOM: 28' 0" x 19' 9" (8.53m x 6.02m) (Maximum). High and low level units with work surfaces, concealed lighting, feature sink unit with mixer tap, integrated four ring hob, oven, fridge and freezer, extractor fan. Island unit with low level units and breakfast bar area. Ceiling downlights. Part tiled walls. Velux windows, double glazed sliding patio doors to rear. Ceiling downlights. Part tiled walls. Velux windows, double glazed sliding patio doors to rear.





UTILITY ROOM: 8' 5" x 6' 1" (2.57m x 1.85m) (Maximum). High and low level units, work surfaces, plumbed for washing machine, cupboard with wall mounted gas boiler. Karndean flooring. Double glazed door to rear.

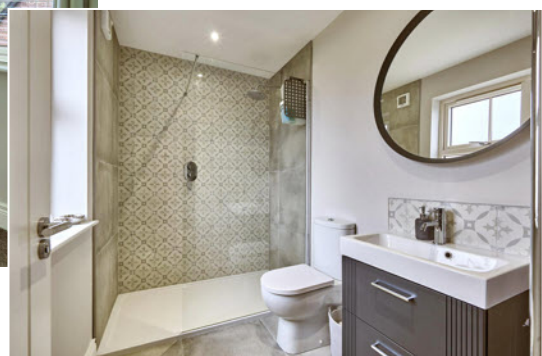
WASH ROOM: Low flush wc, wash hand basin with mixer tap and tiled splashback. Extractor fan, Karndean flooring.

First Floor

LANDING: Double glazed window. Built-in hotpress.

PRINCIPAL BEDROOM: 17' 6" x 11' 1" (5.33m x 3.38m)

ENSUITE SHOWER ROOM: Spacious walk-in shower with tiled walls and drencher shower head, low flush wc, vanity unit with inset basin and mixer tap and tiled splashback. Heated towel rail, tiled floor, ceiling downlights, extractor fan.





BEDROOM (2): 15' 0" x 10' 0" (4.57m x 3.05m)

BEDROOM (3): 9' 10" x 8' 0" (3m x 2.44m)



BATHROOM: White suite comprising bath with mixer taps, low flush wc, vanity unit with inset basin and mixer taps, tiled splashback. Tiled shower cubicle with shower and drencher head, tiled floor, part tiled walls. Heated towel rail, extractor fan, ceiling downlights.



Second Floor

LANDING:

BEDROOM (4): 19' 8" x 10' 8" (5.99m x 3.25m) (Maximum). Two Velux style windows. Access to roofspace. Storage to eaves.





BEDROOM (5): 19' 6" x 9' 8" (5.94m x 2.95m) (Maximum). Two Velux style windows. Access to eaves.

SHOWER ROOM: White suite comprising wash hand basin with mixer tap and tiled splashback, low flush wc, panelled shower cubicle with shower, tiled floor, heated towel rail. Extractor fan, ceiling downlights, Velux style window.

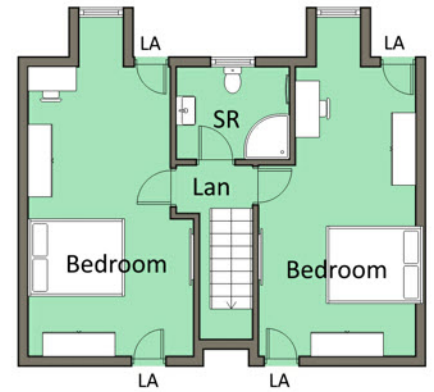
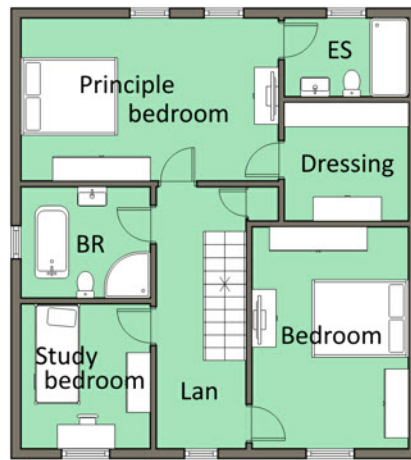
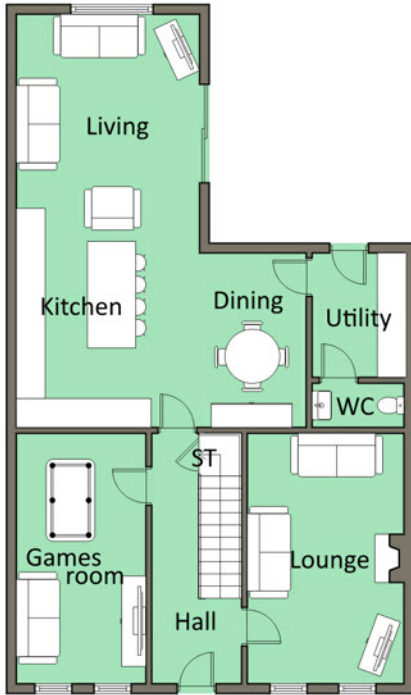


Outside

FRONT: Garden laid in lawn with plants and shrubs. Brick paved drive, paved path. Outside lighting.

ENCLOSED REAR GARDEN: Laid in lawn, paved patio, outside lights and tap.





## Location:

Leaving Bangor proceed along the Gransha Road past the roundabout and after the Filling Station turn right into Navar Court and veer right into Navar Drive. Take the 3rd right into Glendowan Way which leads to Rosstown Lane.

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](http://www.templetonrobinson.com)

## Energy Rating

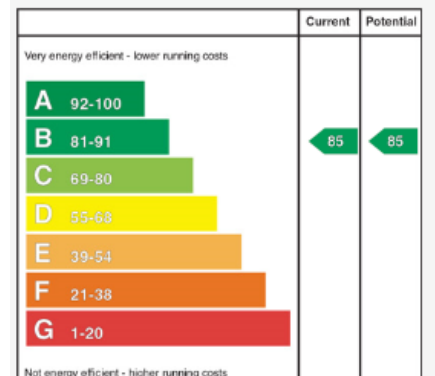
Epc Type: Domestic

Current: B85

Potential: B85

EPC Landmark Code: 3632-8637-5000-0847-3226

[Epc Certificate](#)



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