



# 12 SINCLAIR DELL

Bangor, BT19 1ED

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*Offers around* **£199,950**



SEMI-DETACHED | 3  | 1  | 1 

Nestled at the end of a quiet cul-de-sac in the sought-after area of Bangor, 12 Sinclair Dell is a stunning semi-detached home that effortlessly combines modern design with peaceful rural living.

## KEY FEATURES

- Beautifully Maintained and Modernised Semi Detached Family Home
- Exceptional Presentation Throughout
- Bright and Spacious Accommodation
- Lounge with Square Arch Leading to...
- Dining Room with Patio Doors to Raised Deck
- Bespoke Fitted Kitchen with Peninsula Dining Unit
- Well Proportioned First Floor Bedrooms
- Modern Family Shower Room
- Gas Fired Central Heating
- uPVC Double Glazing
- uPVC Soffits and Fascia Boards
- Low Maintenance Home with Driveway and Ample Parking
- Mature Front Gardens and Enclosed Rear Gardens Laid in Lawns with Raised Decking and Rural Views, the Ideal Space to Enjoy Outdoor Entertaining
- Rarely do Properties of this Calibre Present Themselves to the Open Market and We Therefore Encourage Viewing at your Earliest Convenience





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Open Plan Kitchen/  
Dining  
18'1" x 8'11"
- Lounge  
12'11" x 11'10"

### *First Floor*

- Landing
- Bedroom One  
12'4" x 10'7"
- Bedroom Two  
10'7" x 9'6"
- Bedroom Three  
9'4" x 8'10"
- Shower Room  
7'6" x 6'0"

### *Outside*

- Ample Driveway Parking
- Rear Raised Deck
- Front Gardens Laid in  
Lawns



To View Floor Plans  
scan QR code below





## DIRECTIONS

*Travelling from the Crawfordsburn Road on the Rathmore Road turn right onto Henderson Road, take the second left onto Sinclair Road North the turn right onto Sharman Rise, then turn left onto Sinclair Avenue and Sinclair Dell is the second right hand turn and number 12 is located at the end of the cul-de-sac.*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	73	75

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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