



This well presented detached bungalow occupies a superb site which benefits from outstanding lough views over Belfast Lough from the principal rooms which further enhances the overall appeal of this fine home. Located in Bangor West, well known and highly regarded for its mix of quality housing and close proximity to leading schools, delightful coastal walks and the railway halt at Bangor West.

Internally the property is well presented and enjoys spacious accommodation over one level. Of particular note is the generous lounge with marble fireplace, dining hall, luxury kitchen open plan sun room and three well proportioned bedrooms. Externally, the well laid out gardens which complement the internal layout and presentation.

With so much on offer we anticipate strong demand, therefore viewing is advised to avoid disappointment.

Offers Around
£425,000

18 Bryansglen Avenue,
Bangor,
BT20 3RU

Viewing by
appointment
through agent
028 9042 4747

- Attractive Detached Bungalow in a Particularly Sought After Location
- Extremely Well Presented Throughout
- Dining Hall with Double Doors to Garden
- Generous Lounge with Marble Fireplace
- Luxury Kitchen Open Plan to Sun Room
- Three Well Proportioned Bedrooms, Bedroom 2 with Ensuite WC
- White Bathroom Suite
- Gas Central Heating / Double Glazed Windows
- Beam Vacuum System
- Tarmac Driveway Providing Ample off Parking
- Attached Garage
- Private, Low Maintenance Rear Garden with Lough Views
- Close proximity to the coast, with Beautiful Walks towards Helen's Bay and Bangor Marina
- Three minutes' walk to Bangor West train halt offering direct transport to Belfast City Centre
- Bangor Town Centre is Only Five Minutes Away and Offers Local Shopping Facilities and Amenities



The Property Comprises:

Ground Floor

uPVC double glazed front door to . . .

ENTRANCE PORCH: Sliding door to . . .

DINING HALL 20' 8" x 9' 10" (6.3m x 3m) Double doors to garden, solid oak flooring.



LOUNGE: 21' 4" x 11' 10" (6.5m x 3.6m) (into bay window). Marble fireplace with electric fire, cornice ceiling, laminate wood floor.



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HALLWAY: Cloaks cupboard, linen cupboard with built-in shelving, gas fired boiler.

KITCHEN OPEN PLAN TO SUNROOM: 27' 11" x 11' 6" (8.5m x 3.5m) Luxury painted kitchen in "Mussel" with excellent range of high and low level units, granite work surfaces, Belling oven, extractor fan and canopy, dishwasher, fridge and freezer, 1.5 bowl stainless steel sink unit with mixer tap and matching dresser.



BEDROOM (1): 13' 1" x 11' 10" (4m x 3.6m) Full range of built-in wardrobes, picture window with excellent lough views.



BEDROOM (2): 11' 10" x 10' 2" (3.6m x 3.1m)

ENSUITE WC: Low flush wc, pedestal wash hand basin.



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BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, separate fully tiled shower cubicle with body jets, low flush wc, sink unit wash stand, fully tiled walls, ceramic tiled floor.



BEDROOM (3): 10' 6" x 11' 10" (3.2m x 3.6m)



Outside

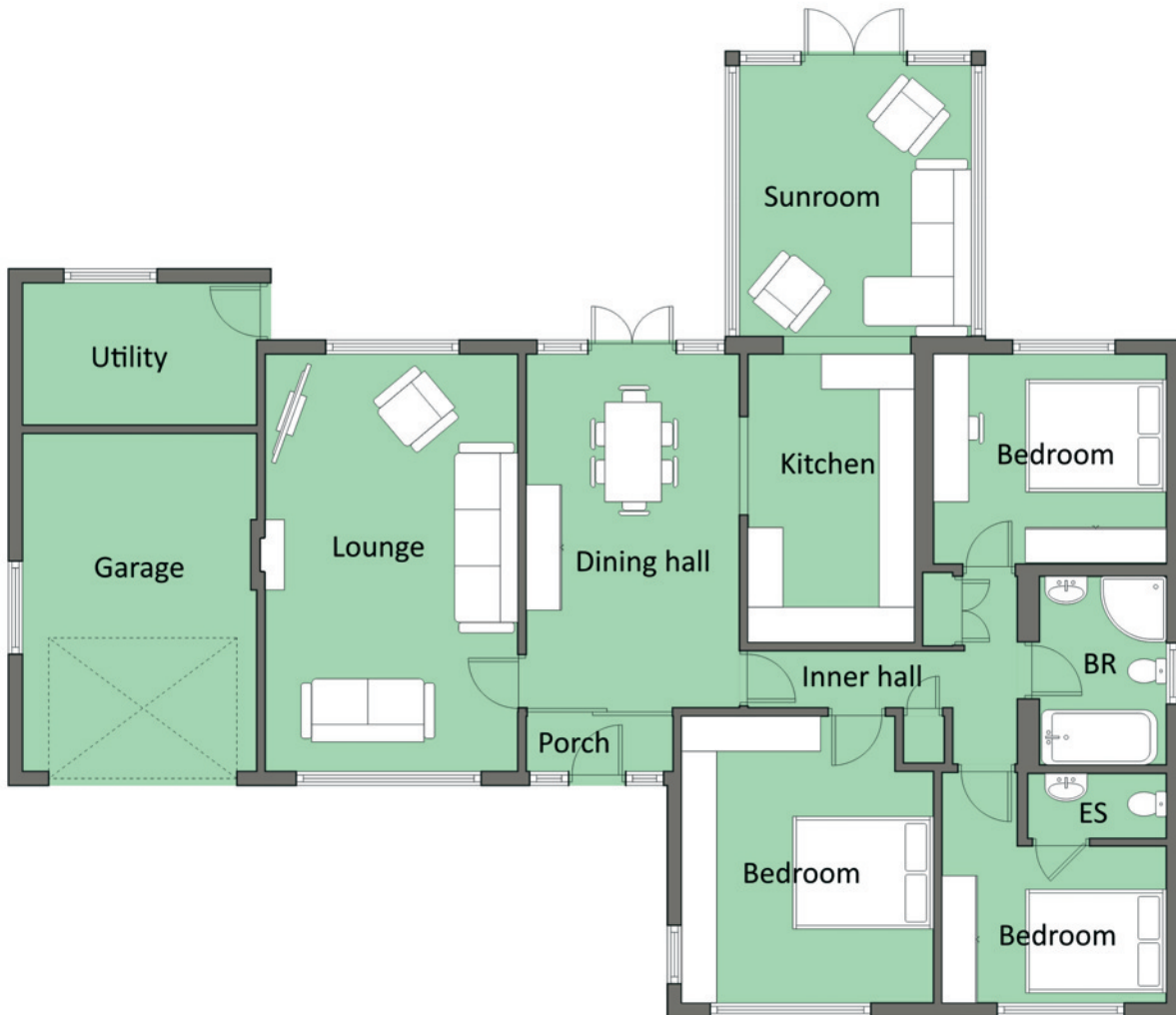
Front: Tarmac driveway to integral garage. Ample additional patio, gardens laid in lawns and mature shrubs and planting.

Rear: Low maintenance private rear garden with sea views in paved patio areas, decking, decorative pebbles and flower beds, bounded in hedging and fencing. Garden shed.

GARAGE: 27' 3" x 11' 6" (8.3m x 3.5m) Electric up and over door. Beam vacuum system.

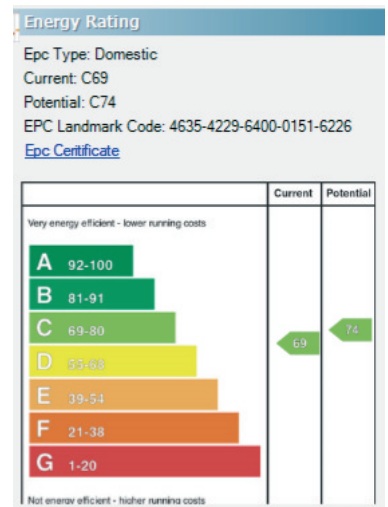
UTILITY ROOM: 10' 10" x 7' 3" (3.3m x 2.21m) Range of high and low level units, laminate work surfaces, 1.5 bowl stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer.





Location:

Travelling along the Crawfordsburn Road towards Bangor continue through the roundabout onto the Bryansburn Road, pass Bangor West train halt turn left into Bryansburn Park, then take the second right into Bryansburn Avenue. No 18 is located on your right hand side.



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