



ASKING PRICE

**£430,000**

8 Osborne Park

Bangor

BT20 3DJ



[pinkertonsni.com](http://pinkertonsni.com)

**PINKERTONS**

Sales, Lettings and Property Management



# Exquisite Four Bedroom Detached Family Home in Prestigious Bangor West Location

Nestled in the highly sought-after Bangor West, this exceptional four-bedroom detached home seamlessly blends contemporary sophistication with timeless charm. Completely modernised just three years ago, the property showcases meticulous attention to detail and an enviable specification throughout.

The ground floor is thoughtfully designed to maximise both comfort and functionality. The elegant lounge, enhanced by a

wood-burning stove, flows effortlessly into a versatile dining space. A bright, open-plan kitchen, dining, and living area features French doors leading to a private, beautifully landscaped garden with a decked area – perfect for entertaining or serene relaxation. A convenient downstairs cloakroom with W/C adds further practicality.

Upstairs, the property offers four well-proportioned bedrooms,

including a master with ample space, alongside two luxurious bathrooms that cater to modern family living. A detached garage completes the home, providing additional storage or workshop potential.

Situated in an unparalleled location, this property presents an exceptional opportunity for those seeking a stylish, move-in-ready home with a private setting and excellent transport links.





# PROPERTY FEATURES



- Exquisite Detached Family Residence In Highly Desirable Bangor West Location
- Bright And Spacious Living Room With Multi Fuel Stove Leading Through To Family Room
- Modern Kitchen With Range Of Integrated Appliances
- Informal Living/Dining Space With French Doors Leading To Raised Decked Area
- Downstairs WC
- Four Well Appointed Bedrooms Newly Recarpeted
- Family Bathroom And Separate Luxury Walk In Shower Room
- Detached Garage And Fully Enclosed Private Rear Garden
- Recently Refurbished Throughout
- Located Within Walking Distance To Bangor City Centre And Beautiful Bangor Marina

















## THIS PROPERTY COMPRISES

### Entrance Vestibule

3'5" x 5'11"

Composite front door, ceramic tile floor, wood panelled walls, corniced ceiling.

### Entrance Hall

18'4" x 5'11"

Solid wood herringbone floor, wood panelled walls, plate rack, corniced ceiling, under-stairs storage.

### Downstairs WC

4'9" x 2'6"

White sanitary ware comprising of low flush WC and wall mounted sink with monobloc tap, chrome heated radiator, wood panelled walls, extractor fan.

### Living Room

45'11" x 22'11" x 42'7" x 36'1"

Feature bay window with window seat and built-in storage, fireplace with slate hearth, sleeper mantel and multi-fuel stove, solid wood herringbone floor, corniced ceiling, wood panelled walls, plate rack and picture rail.

### Dining Room

11'11" x 11'0"

Solid wood herringbone floor, corniced ceiling and picture rail.

### Kitchen

10'7" x 9'7"

Excellent range of soft close, high and low-level units with solid wood block work tops, ceramic hob with extractor hood above, integrated oven and grill, ceramic sink with chrome mixer tap, integrated fridge/freezer, integrated washing machine. Solid wood herringbone floor.

### Family Room

13'8" x 13'3"

Solid wood herringbone floor, French doors leading to rear garden.

### Landing

24'3" x 4'10"

Wood panelled walls to stairs, picture rail, corniced ceiling. Access via a folding loft ladder to a fully floored roof space with light, power and gas-fired boiler.

### Shower Room

9'0" x 5'3"

Comprising fully tiled shower cubicle. Heated towel radiator. Ceramic tiled floor. Extractor fan.

### Bedroom 1

13'9" x 11'0"

Rear aspect.

### Bedroom 2

11'11" x 10'11"

Front aspect, picture rail, corniced ceiling.

### Bedroom 3

11'1" x 10'11"

Rear aspect, picture rail, corniced ceiling. Built in wardrobe

### Bedroom 4

8'11" x 6'8"

Front aspect, picture rail, corniced ceiling, bespoke built-in storage.

### Family Bathroom

13'8" x 13'3"

White suite comprising low flush WC, pedestal wash hand basin with mixer tap, and tub-style bath with side-mounted, chrome mixer tap. Quadrant shower cubicle with raindrop shower head and separate shower extension. Part wood

panelled walls. Chrome towel radiator. Wood effect ceramic tile floor. Extractor fan. Corniced ceiling.

### Detached Garage

14'8" x 8'11"

Front and rear wooden "stable style" double doors. Light and power. Lantern style light.

### Outside Front

Front garden with mature hedging and shrubbery, brick pavior and decorative stone drive, kerb setts, wrought iron gates, outside power sockets, lantern-style light.

### Outside Rear

Fully enclosed garden set in lawn with mature hedging and planting, raised wooden decking with additional decked area at bottom of garden. Path and seating area in decorative pebbles, vertical board fencing with side gates, outside tap, bin storage.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold  
Current Rates - £1964.46

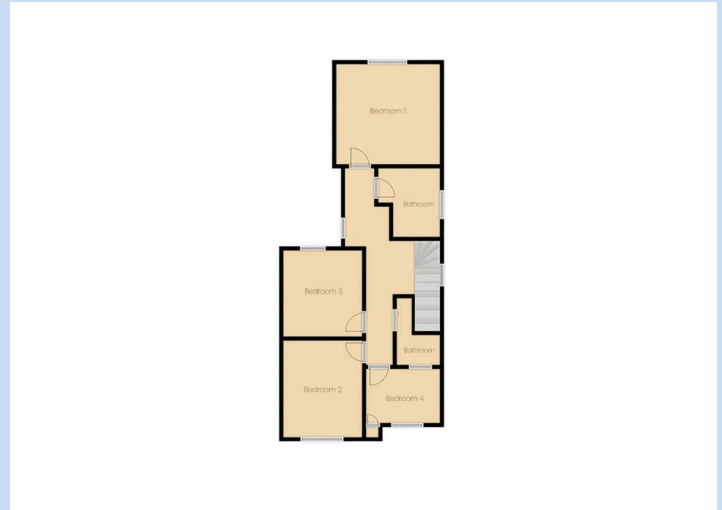
### Directions

From Bryansburn Road, turn left onto Osborne Dr, then turn right onto Osborne Park, property located on the right-hand side.

# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>74</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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!



Bangor & Donaghadee:  
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE  
7a The Square, Comber BT23 5DX

T. 028 9147 9393  
T. 028 9140 4100

info@pinkertonsni.com

# PINKERTONS



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.