

RODGERS & BROWNE



4 Kinwood Park
Bangor, BT19 6WG

offers around £350,000



The Owner's Perspective...

"This house has been more than just a place to live, we love every corner of this house, from the peaceful, sun-dappled afternoons spent on the private site outside, to the cozy nights by the fireplace or the bright new kitchen. The garden is extremely peaceful and private too, perfect for outdoor relaxation and the kids to play.

We will truly miss the neighbourhood and the sense of community here. But as life moves forward we genuinely hope the next owners will come to love it as much as we have.

We have no doubt that this house will continue to be a place of happiness and cherished moments for whoever is lucky enough to call it home next."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Living room



Entrance hall

The facts you need to know...

This stunning home is in a private cul de sac location and offers spacious and flexible living ideal for families or those looking for extra space

The thoughtfully designed layout provides three first floor double bedrooms and another on the ground floor with two receptions, also offering versatility

Tastefully updated throughout this home boasts a contemporary style that blends modern living with comfort, quality finishes and stylish fixtures creating a welcoming atmosphere in every room

Enjoy cooking in the sleek, fully renovated kitchen, equipped with ample storage and an elegant design, this kitchen is both functional and stylish

The convenient ground floor bathroom features contemporary fixtures and fittings while an additional first floor shower room provides convenience and privacy for the bedrooms

The well equipped utility offers practical storage and clever design keeping the space organised and clutter free

The property features an integral garage with direct access to the house, providing secure parking and additional storage space

Private garden to the rear incorporates a large patio area with practical home office and additional summer house

PVC double glazing throughout and gas heating

PVC fascia and soffits

Tegula paved driveway

Ideally located close to many renowned schools, Bangor city centre and the Bloomfield shopping centre



Kitchen



Dining room/bedroom (4)



The property comprises...

GROUND FLOOR

ENTRANCE HALL

Composite front door with side panels, under stairs cloak cupboard, panelled walls, solid oak flooring, stairs to first floor.

DRAWING ROOM

16' 7" x 10' 11" (5.05m x 3.33m)

Feature panelled wall, marble fireplace and hearth with wooden mantle piece and granite inlay, solid oak flooring.

DINING ROOM/BEDROOM (4)

12' 5" x 9' 11" (3.78m x 3.02m)

Solid oak flooring.

LIVING ROOM

13' 4" x 9' 4" (4.06m x 2.84m)

Double glazed double doors to garden.

KITCHEN

13' 8" x 11' 11" (4.17m x 3.63m)

Recently fitted extensive range of high and low level shaker style units with quartz worktops and upstands, integrated stainless steel sink unit with mixer tap, and island with breakfast bar and additional storage and power points. Integrated four ring electric hob with concealed extractor fan above, integrated dishwasher and eye level electric oven. Recessed spotlights, wooden floor, feature panelled wall, PVC double glazed door to garden. Door to:

UTILITY ROOM

9' 5" x 6' 11" (2.87m x 2.11m)

Range of high and low level shaker style units with quartz worktops. Stainless steel sink unit with mixer tap and integrated draining board. Plumbed for washing machine and space for tumble dryer, wooden floor. Door to garden.

BATHROOM

Three piece white suite comprising panelled bath with mixer tap and shower attachment over, low flush wc, vanity basin with illuminated mirror, hotpress with shelving, heated towel rail, fully tiled walls, tiled floor,



Bedroom one

First Floor

LANDING

Bright and airy with two Velux windows, eaves storage, built-in large double cupboard with shelving and gas boiler, office area with bespoke wooden desk, additional cupboard with shelves, recessed spotlights.

BEDROOM (1)

15' 6" x 9' 6" (at widest points) (4.72m x 2.9m)
Wall to wall wardrobes with mirrored sliding doors.

BEDROOM (2)

12' 11" x 11' 9" (at widest points) (3.94m x 3.58m)
Laminate wooden flooring.

BEDROOM (3)

11' 2" x 10' 11" (at widest points) (3.4m x 3.33m)
Laminate wooden flooring.

SHOWER ROOM

Three piece white suite comprising large fully tiled enclosed shower cubicle with thermostatically controlled shower unit, vanity basin with mixer tap, low flush wc, Velux window, heated towel radiator, tiled floor, fully tiled walls,

Outside

FRONT GARDEN

Tegula brick paved driveway with parking for several cars. Laid in lawns and flowerbeds with "dusk to dawn" lights and shrubs.

REAR GARDEN

Fence and hedge enclosed, laid in lawn with paved patio area, external electrical socket, shed, tap and light. Also including:

TIMBER HEXAGONAL SUMMER HOUSE

12' 3" x 13' 1" (at widest points) (3.73m x 4m)
With double glazed windows and doors and adjacent space for hot tub.

OFFICE

9' 9" x 7' 6" (2.97m x 2.29m)
Insulated floor, ceiling and walls, laminate wooden flooring. Power

ATTACHED GARAGE

20' 8" x 9' 6" (6.3m x 2.9m)
Electric up and over door. Power and light.



Shower room



Bedroom two



Bathroom



Office

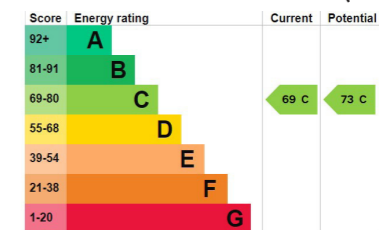
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		●	
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?		●	
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	
Mains gas	
LPG	
Mains water	
Cable TV or satellite	
Telephone	
Broadband and speed	

ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold 9900 years from 1989 at a ground rent £45 per annum

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £1,736.03

Location

Travelling along Ballycrochan Road from High Bangor Road take fourth right onto Perry Road, then third left onto Kinwood Park.



Total Area: 143.2 m² ... 1541 ft²

RODGERS & BROWNE
 RODGERSANDBROWNE.CO.UK
Sold
 028 9042 1414

**Sales
 Lettings
 Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
 Hollywood, BT18 9AE
 T (028) 9042 1414
 F (028) 9042 1400

info@rogersandbrowne.co.uk
 rogersandbrowne.co.uk



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.