



This well presented detached family home enjoys a quiet cul de sac position in Forthill Lane which is off the ever popular Rathmore Road in Bangor West. An area which is superb due to its convenience to local amenities including renowned Primary Schools the railway halt at Carnalea, coastal path for the walking enthusiast and the main arterial routes for commuting to Belfast & beyond.

Internally the property is presented to a very high standard with no expense spared of particular note would be the hole in the wall fireplace with cast iron wood burning stove, open plan dining and contemporary kitchen leading to the garden & on the first floor three well proportioned bedrooms, ensuite and dressing area to the principal room and family bathroom with separate shower. Externally the gardens are well laid out in lawns and enjoys a garden room which is perfect for entertaining a,d ample driveway parking.

With so much on offer we anticipate strong demand as properties in this area rarely present themselves to the open market.

Offers Around  
£275,000

11 Forthill Lane,  
BANGOR,  
BT19 1ZT

---

Viewing by  
appointment  
through agent  
028 9042 4747



- Attractive Detached Family Home
- Excellent Standard of Decor Throughout
- Lounge with Feature Hole in the Wall Fireplace with Wood Burning Stove
- White High Gloss Contemporary Kitchen / Dining Room with Direct Access to the Garden
- Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms, Principal Room with Ensuite & Dressing Area
- Family Bathroom with Separate Shower Cubicle
- Double Glazed Windows / Gas Heating
- Enclosed Garden in Lawns/ Garden Room & Separate Utility Room
- Ample Driveway Parking
- Superb Bangor West Location

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL:



CLOAKROOM: Low flush wc, pedestal wash hand basin, feature floor and wall tiling, extractor fan.

LOUNGE: 17' 0" x 11' 0" (5.18m x 3.35m) Hole in the wall fireplace with cast iron wood burning stove and sleeper mantle, laminate wood floor.



KITCHEN/DINING: 19' 0" x 10' 11" (5.79m x 3.33m) White high gloss kitchen with excellent range of high and low level units, laminate work surfaces, Siemens four ring gas hob, oven, extractor fan and canopy, 1.5 bowl stainless steel sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, gas fired boiler, part tiled walls, ceramic tiled floor, LED lighting, double doors to patio / garden.



## First Floor

LANDING: Access to roofspace.

BEDROOM (2): 11' 0" x 9' 0" (3.35m x 2.74m)



BEDROOM (3): 10' 0" x 9' 0" (3.05m x 2.74m)



BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, separate fully tiled shower cubicle with thermostatic shower unit and rain shower head, pedestal wash hand basin, ceramic tiled floor, LED lighting, extractor fan.



PRINCIPAL BEDROOM: 10' 0" x 9' 0" (3.05m x 2.74m)

DRESSING AREA: 8' 0" x 6' 0" (2.44m x 1.83m)



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit and rain shower head, low flush wc, pedestal wash hand basin, ceramic tiled floor, heated towel rail, LED lighting, extractor fan.

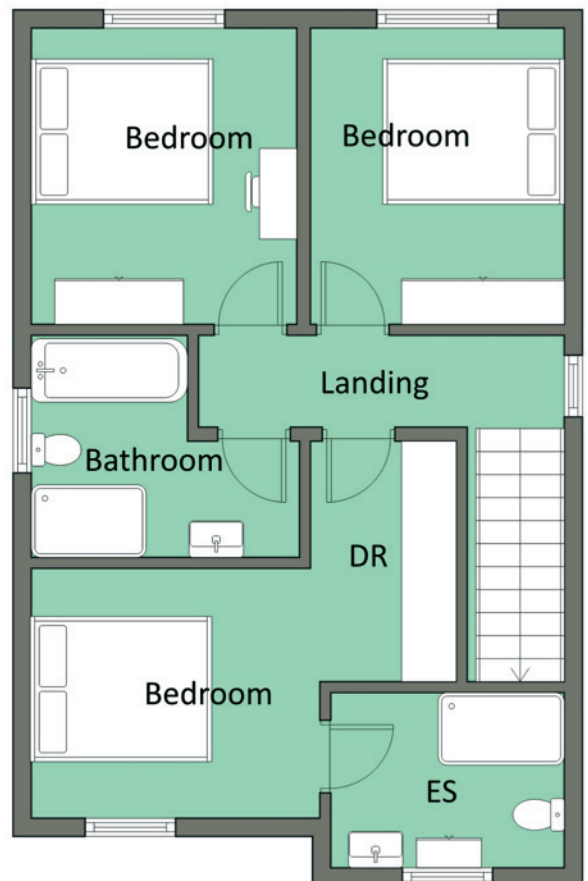
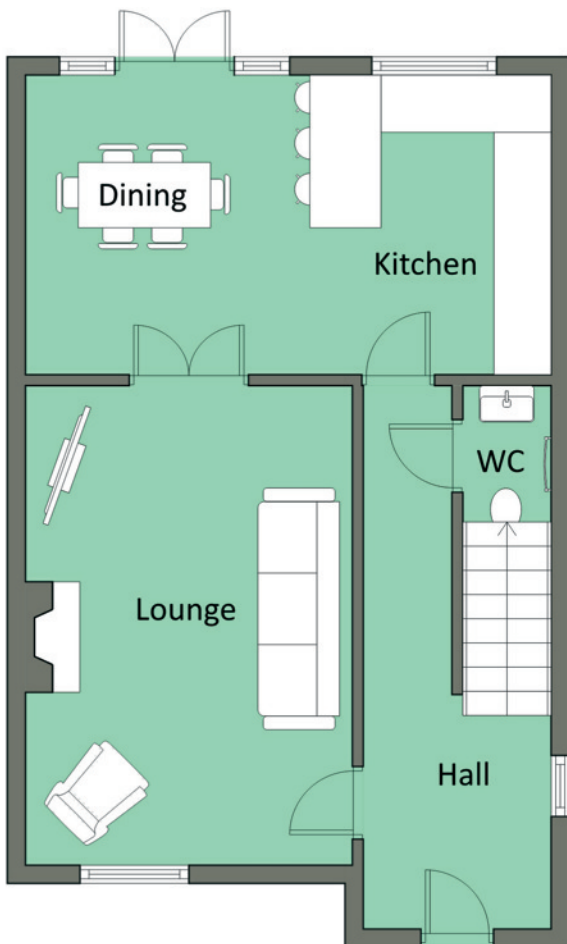


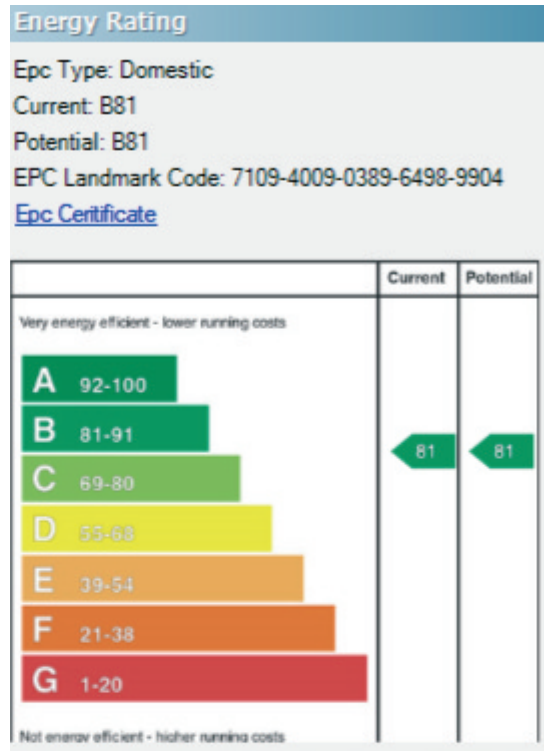
Outside

GARDEN ROOM: 9' 0" x 7' 0" (2.74m x 2.13m) Light and power.

UTILITY ROOM: 7' 0" x 7' 0" (2.13m x 2.13m) Light and power, plumbed for washing machine.

Tarmac driveway to front with ample parking.





Location:

Travelling in the direction of Crawfordsburn on the Crawfordsburn Road turn left at West Church onto the Rathmore Road, turn right in Henderson Road, left into Forthill Parade then right into Forthill Lane, NO 11 is on the right hand side.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.