



This attractive, detached family home is discreetly positioned off the ever-popular Springhill Road, occupying a superb private site that enjoys a sunny aspect. The area is renowned for its excellent amenities, including scenic coastal walks, local schools, and Golf Clubs. It also offers easy access to Bangor town centre, Crawfordsburn Village, Springhill Retail Park and convenient commuting routes to Belfast by road and rail, Bangor West station is 0.4 of a mile.

The property boasts generous and versatile living spaces. Highlights include a bright living room with a feature fireplace and double doors opening into a sunroom with direct access to the patio garden. The modern kitchen, complete with a casual dining area, flows seamlessly into a separate formal dining room. Practical additions include a ground-floor W/C and a utility room.

Upstairs, there are three spacious, dual-aspect bedrooms offering excellent storage options, complemented by a large family bathroom.

Externally, the property features ample off-street parking, an integral garage with substantial storage capacity, and a private, low-maintenance rear garden that enjoys a sunny aspect.

With its spacious accommodation, prime location, and excellent amenities, this exceptional family home comes highly recommended.

Offers Over
£290,000

23 Bryansford Cliff,
BANGOR,
BT20 3NY

Viewing by
appointment
through agent
028 9042 4747

- Attractive, detached, and deceptively spacious family home on a generous corner site
- Bright living room with feature fireplace and double doors leading to a sunroom
- Modern kitchen with casual dining area and double doors to a formal dining room
- Integral garage, utility room, and convenient ground floor W/C
- Three large, dual-aspect bedrooms with excellent storage
- Spacious family bathroom
- uPVC double-glazed windows and gas central heating
- Ample off-street parking and an enclosed, low-maintenance rear garden with a sunny aspect
- Situated in a highly sought-after and convenient location



The Property Comprises:

Ground Floor

uPVC glazed front door to . . .

ENTRANCE HALL: Laminate wood effect flooring,



LIVING ROOM: 18' 8" x 11' 10" (5.7m x 3.6m) (at widest points). Large window overlooking front garden, marble fireplace with stone surround and gas fire. Double doors to . . .



SUN ROOM: 12' 2" x 8' 6" (3.7m x 2.6m) Ceramic tiled floor, double doors to garden. Sliding doors to . . .



DINING ROOM: 18' 1" x 8' 10" (5.5m x 2.7m) Large window with outlook to rear. Double doors to . . .



KITCHEN: 18' 1" x 9' 6" (5.5m x 2.9m) (at widest points). Excellent range of high and low level units, 1.5 bowl stainless steel sink unit with chrome mixer tap, Belling Fastlight electric hob, double oven, dining area, plumbed for dishwasher, laminate marble effect flooring, dual aspect windows with outlook to rear, access to garage and utility.



DOWNSTAIRS W.C.: Low flush wc, wash hand basin with chrome mixer tap, tiled floor, half tiled walls.

First Floor

LANDING: Large linen cupboard with gas boiler and shelving.

PRINCIPAL BEDROOM: 18' 1" x 11' 10" (5.5m x 3.6m) Range of built-in wardrobes with excellent storage space, dual aspect windows.



BEDROOM (2): 18' 4" x 9' 2" (5.6m x 2.8m) Excellent range of built-in wardrobes, dual aspect windows.



BEDROOM (3): 18' 4" x 9' 2" (5.6m x 2.8m) (at widest points). Dual aspect windows, excellent storage space.



BATHROOM: Low flush wc, wash hand basin with chrome mixer tap, wood panelled bath, shower enclosure with Mira Excel shower unit, towel rail, storage cupboard, radiator.



ROOFSpace: Floored with light and power.

Outside

Paved driveway with ample parking for at least three cars. Access to . . .

GARAGE: 17' 9" x 9' 6" (5.4m x 2.9m) Electric door, excellent storage space, storage in eaves. Access to rear garden.

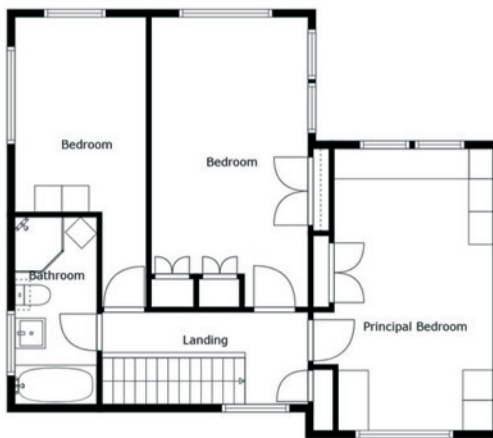
UTILITY AREA: with stainless steel sink with chrome mixer tap, plumbed for washing machine and tumble dryer, space for fridge.

Double gate access to side with gravel area. Private paved rear garden enclosed by timber fencing catching the afternoon sun. Large storage shed.

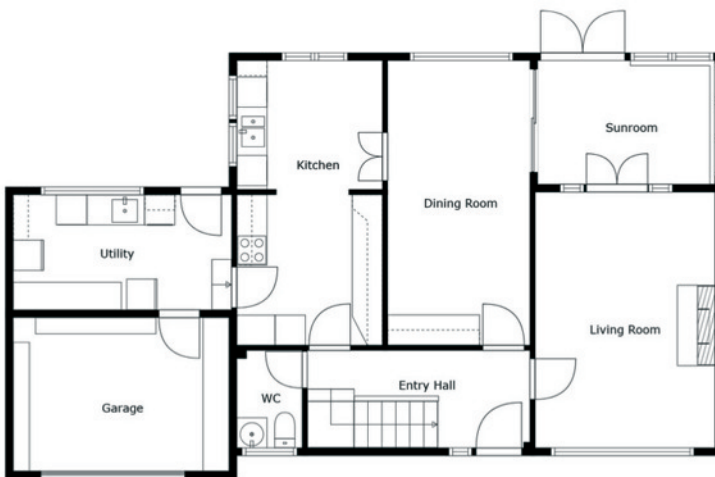


Location:

Travelling from Bangor on the Bryansburn Road, turn left into Springhill Road and then left again into Springhill Avenue, then left into Bryansford Meadow. Bryansford Cliff is on the right and number 23 is at the top of the cul-de-sac.

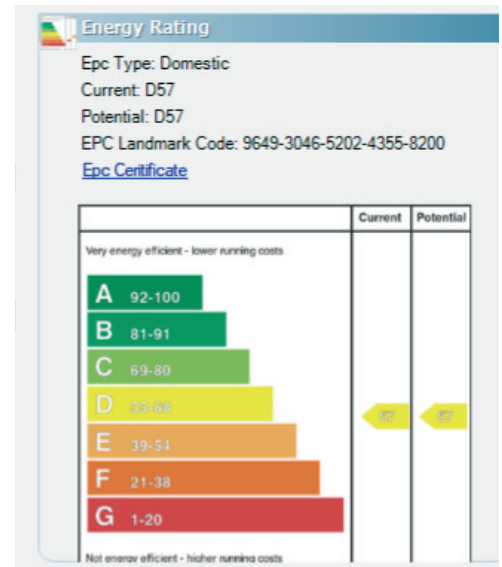


Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.



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