



This most impressive, extended semi-detached villa occupies a superb site in this much sought after area of Bangor West, well known for its quality of housing and close proximity to leading schools for all age groups, shopping facilities, Bangor West railway halt for commuting etc. Recreational activities are also within walking distance including Bangor Marina, many delightful walks and Bangor Aurora leisure complex.

The property has been extended over the years by the present owners to the highest of standards, and of particular note would be the entertainment sized living room with direct access to the patio / garden which is ideal for the family living and , on the first floor 3 well proportioned bedrooms and luxury shower room.

Externally the gardens are both generous and mature offering privacy, security and a sunny aspect. With so much on offer we anticipate strong demand therefore early viewing is advised to avoid disappointment.

Offers Over
£410,000

83 Bryansburn Road,
BANGOR,
BT20 3SD

Viewing by
appointment
through agent
028 9042 4747

- Well appointed and extended Semi-Detached Villa
- Extremely well presented throughout
- Spacious Living Room and Dining Room
- Oak Kitchen Open Plan to Breakfast Room
- Ground Floor WC
- Cloaks Understairs
- Utility Room / Shower Room
- Three Well Proportioned Bedrooms
- Luxury Shower Room
- uPVC Double Glazed Windows with Leaded Glazed Toplights to Front
- Gas Heating
- Integral Garage - additional driveway parking
- Front & Beautiful Gardens to the Rear in lawns, shrubs, patio area - enjoys a Southerly aspect
- Superb Bangor West Location



The Property Comprises:

Ground Floor

Open Porch.

uPVC Front Door with leaded top light.

ENTRANCE HALL: Corniced ceiling, picture rail.

Cloaks downstairs.

GROUND FLOOR WC: Low flush wc, wash hand basin, low voltage spotlighting, solid wood flooring.

LOUNGE: 18' 4" x 14' 1" (5.59m x 4.29m) (into bay). Brick fireplace, tiled hearth, cast iron wood burning stove, corniced ceiling, laminate wood flooring.



LIVING ROOM: 25' 11" x 14' 9" (7.9m x 4.5m) (At widest points) - Ornate mahogany fireplace with tiled inset and hearth, triple pass back boiler with open fire - linked to central heating system, corniced ceiling, picture rail. Floor to ceiling feature window to patio / garden. Glazed door to . . .



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KITCHEN / BREAKFAST ROOM: 29' 0" x 11' 1" (8.84m x 3.38m) Oak kitchen with excellent range of high and low level units, laminate work surfaces, Franke 1.5 circular sink unit, mixer tap, glazed display cabinets, space for fridge, Bosch double oven, 4 ring Belling hob, extractor fan and canopy, plumbed for dishwasher. uPVC door to patio.



BREAKFAST AREA: Antique brick fireplace, oak sleeper mantle, original Quarry tiled hearth (could be converted to real fire), display shelving, beamed ceiling, plate rack.



UTILITY / SHOWER ROOM: 11' 8" x 8' 8" (3.56m x 2.64m) Range of units, stainless steel sink unit, mixer tap, heated towel rail. Double shower cubicle with Mira thermostatic shower unit and electric Mira Sport shower unit, low voltage spotlighting. uPVC door to patio / garden. Service door to garage.

First Floor

Feature window with leaded glazed toplight.

BEDROOM (1): 15' 5" x 12' 8" (4.7m x 3.86m) Full range of built-in robes, bedside cabinets and display shelving with lighting.



BEDROOM (2): 13' 10" x 11' 6" (4.22m x 3.51m) (Into Bay) - Picture rail, wall to wall range of built-in robes with mirrored doors and cupboards above.



BEDROOM (3): 11' 7" x 11' 5" (3.53m x 3.48m) Built-in cupboard, picture rail.



SHOWER ROOM: Walk-in shower with Aqualisa thermostatic shower unit, pedestal wash hand basin, low flush wc, heated towel rail, ceramic tiled floor, fully tiled walls, extractor fan, spotlighting. Built-in bathroom cabinet.

HOTPRESS - Built-in shelving.



Access to roofspace via Slingsby type ladder. Fully floored, light and power.

Outside

Gates leading to pebbled driveway with ample parking leading to . . .

INTEGRAL GARAGE: 17' 8" x 11' 7" (5.38m x 3.53m) Roller shutter door, light and power, Worcester gas fired boiler.

Front garden laid in lawns, flowerbeds in a variety of shrubs.

To rear brick paviour patio with steps to further patio area which leads to garden.

Garden laid in lawns with variety of shrubs. Greenhouse. Garden shed.

Garden / Patio all enjoying a Southerly aspect etc. Outside tap and lighting.

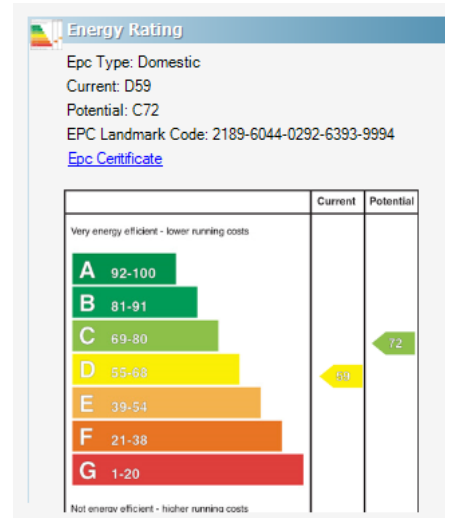
SHED: 12' 0" x 8' 0" (3.66m x 2.44m) Currently used as gym. Light and power, double glazed.



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Location:

Travelling along the Bryansburn Road from the roundabout at the junction of the Maxwell Road, No 83 is on the right hand side.



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