



Built by Jas McAlorum Ltd to their typically high standard and hosting an array of extras, this well presented family home provides well-proportioned accommodation which will create instant demand in today's market. Of particular note would be the sitting room with cast iron wood burning stove, luxury cream kitchen open plan to dining room with access to the sun room which overlooks the landscaped gardens, option of further living room or bedroom 4 on the ground floor and on the first floor three well proportioned bedrooms, principal room with ensuite shower room and luxury family shower room.

Situated in a well known area and highly regarded for its mix of quality housing and close proximity to leading schools & shopping facilities, recreational activities are also within walking distance including coastal walks at Carnalea, the local railway halt and also bus routes for commuting to Belfast and beyond.

Only by personal appraisal can one fully appreciate this very impressive home, therefore early internal inspection comes highly recommended.

Offers Around
£365,000

16 Wandsworth Glen,
BANGOR,
BT19 1YY

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Family Home Enjoying a Cul De Sac Position
- Excellent Standard of Finish Throughout
- Sitting Room with Cast Iron Wood Burning Stove
- Luxury Cream Kitchen with Casual Dining Area with Double Doors to Sun Room
- Living Room or Bedroom 4 on Ground Floor
- Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Family Shower Room
- Upvc Double Glazed Windows / Gas Heating
- Former Garage now Utility Room and Store
- Driveway Parking with Ample Parking
- Front Garden in Lawns, Enclosed Fully Landscaped Garden
- Popular & Sought after Location

The Property Comprises:

Ground Floor

Sliding door to:

PORCH: Inner door to:

ENTRANCE HALL: Cloaks cupboard, wooden flooring, storage cupboard under stairs.



CLOAKROOM: Low flush wc, wooden flooring.

SITTING ROOM: 18' 0" x 12' 0" (5.49m x 3.66m) Cast iron wood burning stove, wooden flooring, cornice ceiling.



KITCHEN/DINING: 20' 11" x 15' 0" (6.38m x 4.57m) (Narrowing to 10'0"). Cream kitchen with excellent range of high and low level units, laminate work surfaces, one and a half bowl stainless steel sink unit with mixer tap, integrated Beko dishwasher, gas hob, Hotpoint double oven with microwave, extractor fan. Plumbed for American style fridge/freezer, built-in wine rack, floor to ceiling radiator, pull out larder. Casual dining area, LED lighting, service door to utility/garage.



Double doors from kitchen to:

SUN ROOM: 13' 0" x 10' 0" (3.96m x 3.05m) Double doors to garden.



From kitchen service door to former garage, now:

UTILITY ROOM: 10' 0" x 8' 0" (3.05m x 2.44m) Plumbed for washing machine, space for tumble dryer, gas fired boiler, door to:

STORE: 13' 0" x 10' 0" (3.96m x 3.05m) Up and over door, light and power.

LIVING ROOM/BEDROOM (4): 11' 0" x 10' 0" (3.35m x 3.05m) Wooden flooring.

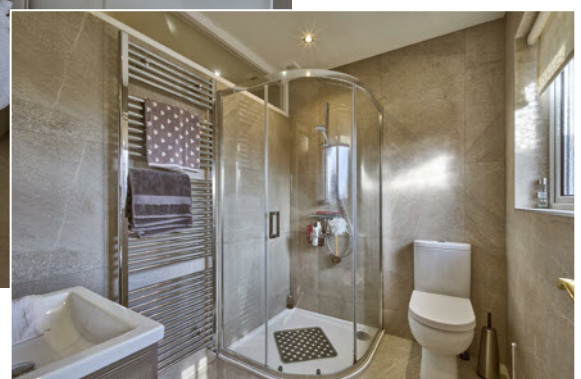


First Floor

LANDING: Linen cupboard, built-in storage, radiator. Access via Slingsby type ladder to partly floored roofspace with light.

PRINCIPAL BEDROOM: 15' 0" x 12' 0" (4.57m x 3.66m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, contemporary wash stand, low flush wc, heated towel rail, ceramic tiled floor, LED lighting.



SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, low flush wc, display shelving. Wash stand, extractor fan, ceramic tiled floor, LED lighting.



BEDROOM (2): 12' 0" x 10' 0" (3.66m x 3.05m) Built-in cupboard.



BEDROOM (3): 11' 10" x 10' 0" (3.61m x 3.05m)



Outside

Driveway parking to front for several cars. Front garden laid in lawn, flowerbeds etc.

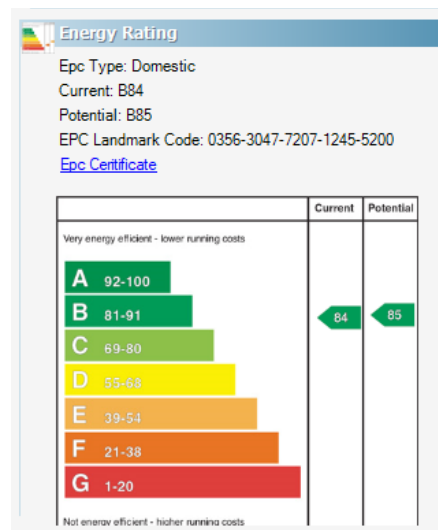
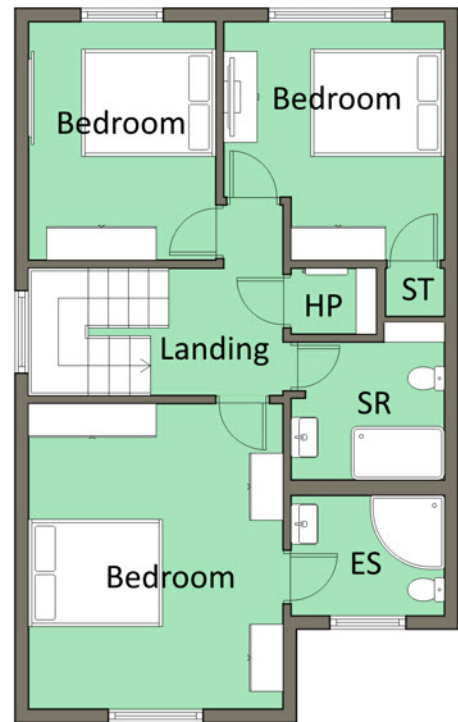
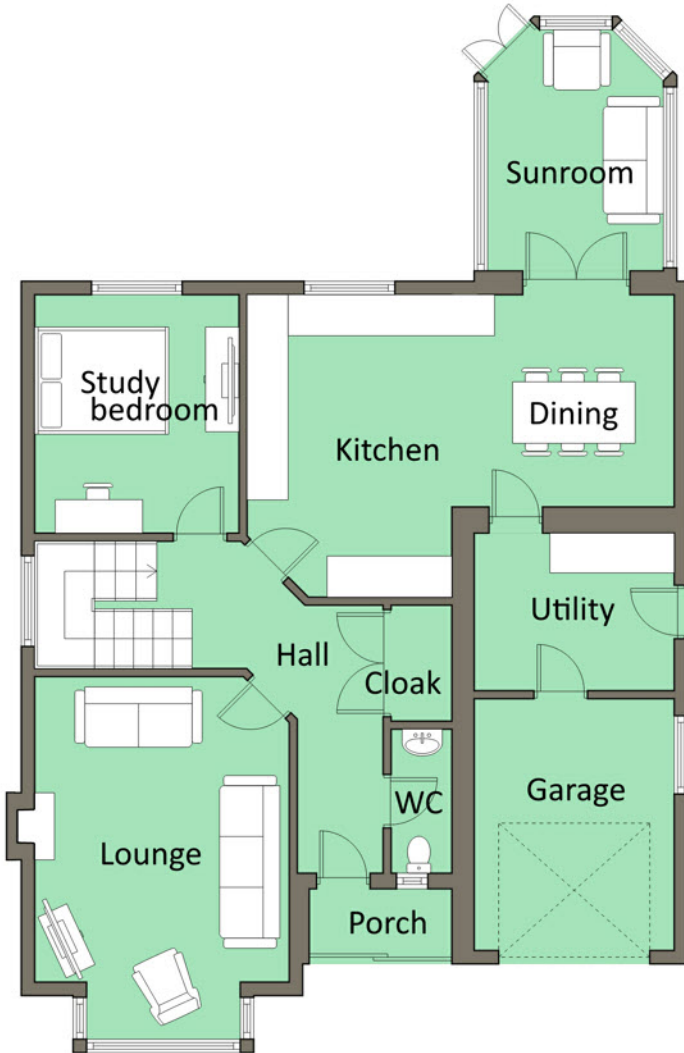
Fully enclosed rear garden in low maintenance paving/pebbles etc. Outside tap, wood store. Garden shed. Solar panels owned by vendor.



Location:

Travelling from Bangor on the Crawfordsburn Road, turn left into Wandsworth Road (opposite Station Road, Carnalea). Turn right into Wandsworth Dale and continue road round into Wandsworth Glen, number 16 is on the left hand side.

Telephone 028 9042 4747
www.templetonrobinson.com



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.