

simon**BRIEN**
RESIDENTIAL

47A Killaire Park,
Bangor, BT19 1EJ



Asking Price £450,000

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KEY FEATURES

- Well-maintained detached family home with excellent accommodation
- Spacious living room with views across Bangor Bay and woodburning stove
- Family room / home office
- Open plan kitchen, living and dining space
- Sunroom with woodburning stove
- Four good sized bedrooms (sea views from bedrooms to front of the property)
- Bedroom one with ensuite shower room
- Family bathroom on first floor
- Cloakroom on ground floor
- Integral garage
- Gas central heating
- Double glazed windows
- Driveway parking
- Enclosed rear garden with a southerly aspect
- Sought after residential location off the Crawfordsburn Road in Bangor West
- Excellent convenience to the city via both road and rail
- Within catchment area of a wide range of local primary and grammar schools
- A short distance to the popular North Down coastal paths

SUMMARY

47A Killaire Park is a low-maintenance, spacious detached property situated in the sought after Bangor West area. Convenient to Belfast by road and rail and walking distance to Bangor town centre, this property is sure to appeal to a wide range of buyers.

The accommodation is laid out over two levels, you are greeted by an entrance porch and reception hall, from here you have access to the integral garage and cloakroom. There is generous reception room to the front with a cosy woodburning stove and views across to the Irish Sea. To the back is a large open plan kitchen, living and dining space, open to a sunroom with wood burning stove and patio doors to the rear gardens. In addition, there is a family room which could also be used as a home office. On the first floor are four good sized bedrooms, bedroom one benefits from an ensuite shower room, and a family bathroom services the other bedrooms. The two bedrooms to the front of the property enjoy views across the Irish Sea.

The property has gas central heating and double-glazed windows. Externally there is driveway parking to the front and an enclosed rear garden to the rear with a sunny southerly aspect.

All in all this is a fine property there is sure to appeal to a wide range of buyers.



THE PROPERTY COMPRISES:

GROUND FLOOR

PVC composite entrance door with glazed side panel to Entrance Porch.



ENTRANCE PORCH:

Tiled floor, access to integral garage, glazed inner door to Entrance Hall.



ENTRANCE HALL:

Wood strip floor, under stairs storage cupboard.

CLOAKROOM:

Low flush WC, pedestal wash hand basin, wood strip floor.



LIVING ROOM:

16' 7" x 14' 7" (5.05m x 4.44m)

Wood burning stove with fire surround and slate hearth.



OPEN PLAN KITCHEN/LIVING/DINING:

27' 2" x 14' 3" (8.28m x 4.34m)

Excellent range of high and low level units with Quartz worktops, porcelain sink unit with mixer taps, electric range cooker, recess for fridge freezer, integrated dishwasher, plumbed for washing machine, island unit with breakfast bar dining. Dining space for 6-8 people, tiled floor, recessed lighting. Open to Sun Room.



SUN ROOM:
14' 0" x 7' 10" (4.27m x 2.39m)

Outlook to gardens, double opening patio doors to rear, Velux windows, recessed lighting, tiled floor.



PLAYROOM:
16' 10" x 11' 2" (5.13m x 3.4m)

Wood strip floor. Double opening patio doors to rear.



FIRST FLOOR

BEDROOM (1):
12' 10" x 11' 1" (3.91m x 3.38m)

Views across to Belfast Lough and Scotland, built in wardrobe and shoe storage, eaves storage, recessed lighting, half panelled feature wall.

ENSUITE:

Low flush WC, wash hand basin with vanity below, shower with chrome thermostatic fitments, Velux window, recessed lighting.



BEDROOM (2):
16' 10" x 10' 3" (5.13m x 3.12m)

Views to Belfast Lough, built in wardrobe, Velux window.



BEDROOM (3):
17' 0" x 9' 5" (5.18m x 2.87m)

Velux window.



BEDROOM (4):
10' 3" x 9' 9" (3.12m x 2.97m)

Velux window.





BATHROOM:

Low flush WC, wash hand basin with vanity drawer beneath, panelled bath with mixer taps, shower with chrome thermostatic fittings, chrome heated towel radiator, Velux window, recessed lighting.

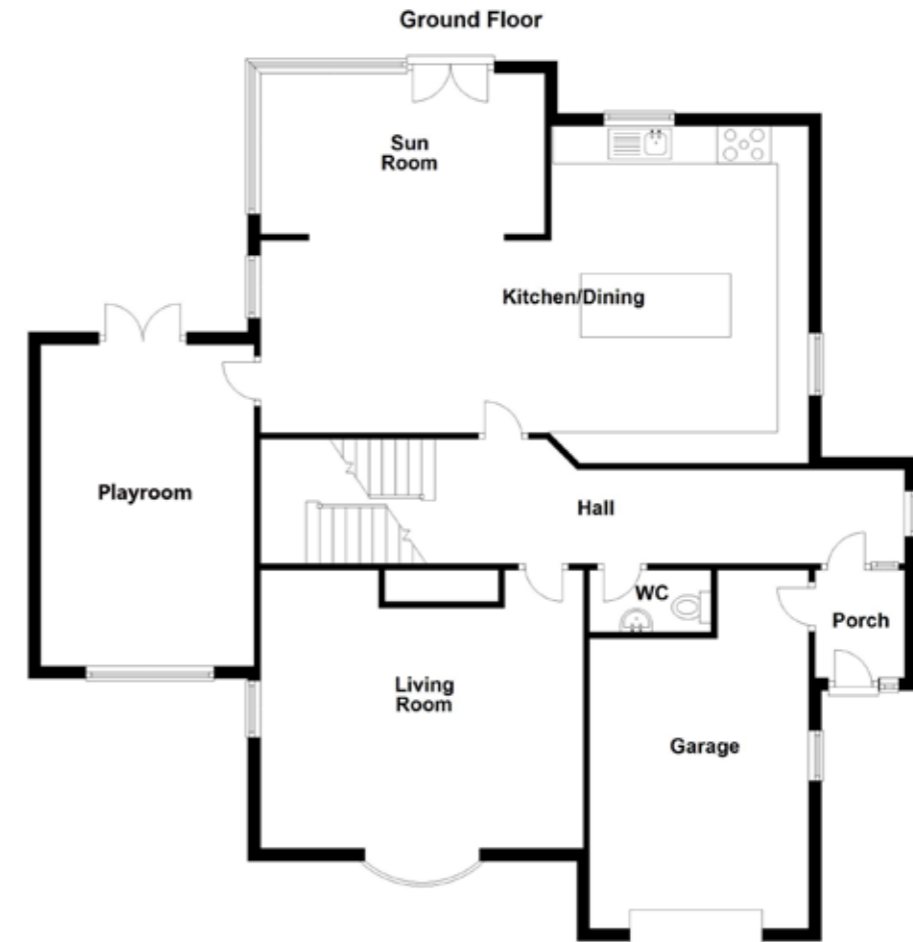


OUTSIDE

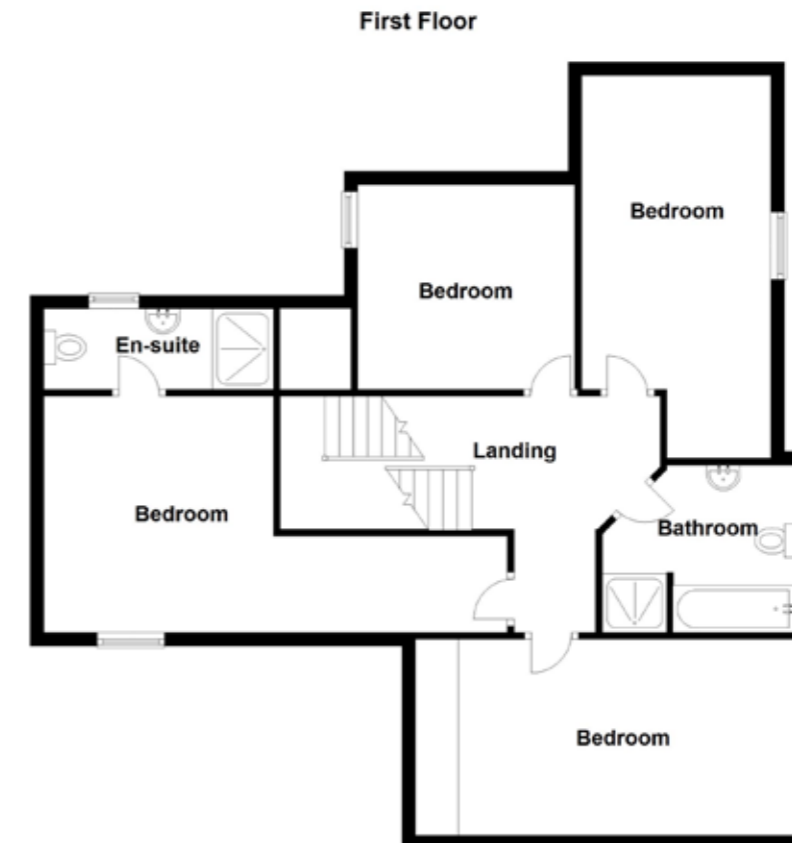
INTEGRAL GARAGE:

15' 2" x 11' 4" (4.62m x 3.45m)

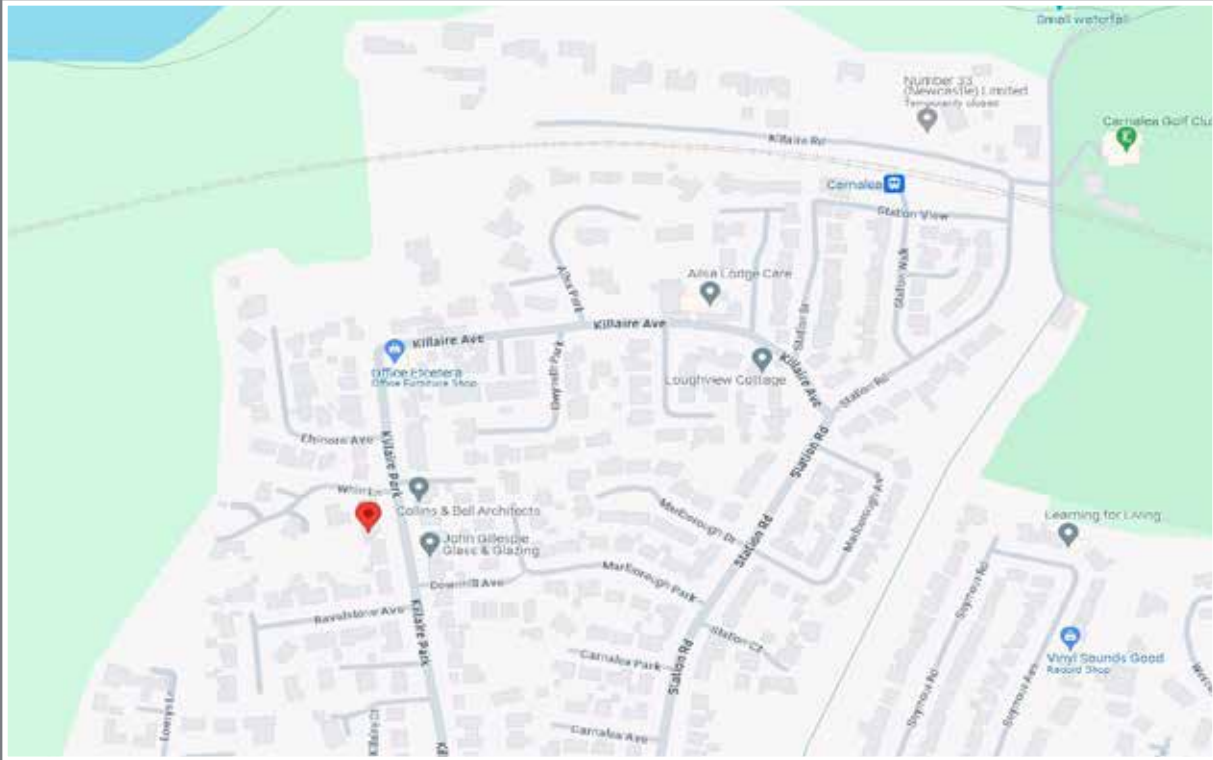
Remote up and over door, gas boiler, pressurised hot water tank.



This plan is for illustrative purposes only.
Plan produced using PlanUp.
47a Killaire Park, Bangor



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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REF: TB/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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