

simon**BRIEN**  
RESIDENTIAL

4 The Brambles,  
Bangor, BT19 1SQ



Offers Over £265,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Superb detached property located in highly desirable area on the outskirts of Bangor
- Recently under gone extension and renovation throughout
- Stunning interiors and high quality finishes throughout including new kitchen and bathrooms
- Spacious living room with open fire
- Open plan kitchen, living, dining area opening onto rear garden
- Fully fitted kitchen with range of integrated appliances
- Four double bedrooms on first floor
- Bathroom with modern white four piece suite including feature bath and separate shower
- Gas fired central heating
- Integral single garage with utility area
- Driveway car parking to front
- Enclosed garden to rear with patio area



#### SUMMARY

We are delighted to offer to the market this superb detached property located just off the Rathgael Road on the outskirts of Bangor. Having recently undergone an extension and extensive internal modernisation throughout this stunning family home offers spacious accommodation with stunning interiors and high quality finishes including new kitchen and bathrooms.

Internal accommodation comprises welcoming entrance hallway leading to living room with open fire, cloaks with separate WC and bright and spacious open plan kitchen, dining living area with stunning newly fitted kitchen opening onto the rear patio area and garden. Upstairs there are four well proportioned bedrooms and family bathroom with modern white four piece suite including feature bath and separate shower cubicle.

Outside the property offers driveway car parking to front and enclosed garden to rear with patio area. The property also benefits from integral garage and gas fired central heating. Located close to many shops, schools, transport links and easy commuting distance to both Bangor City centre, Holywood, Newtownards and Belfast City centre. We highly recommend an inspection of this stunning home.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### ENTRANCE HALL:

**10' 5" x 6' 2" (3.18m x 1.88m)**

Glazed composite front door and glazed side panel, ceramic tiled floor.

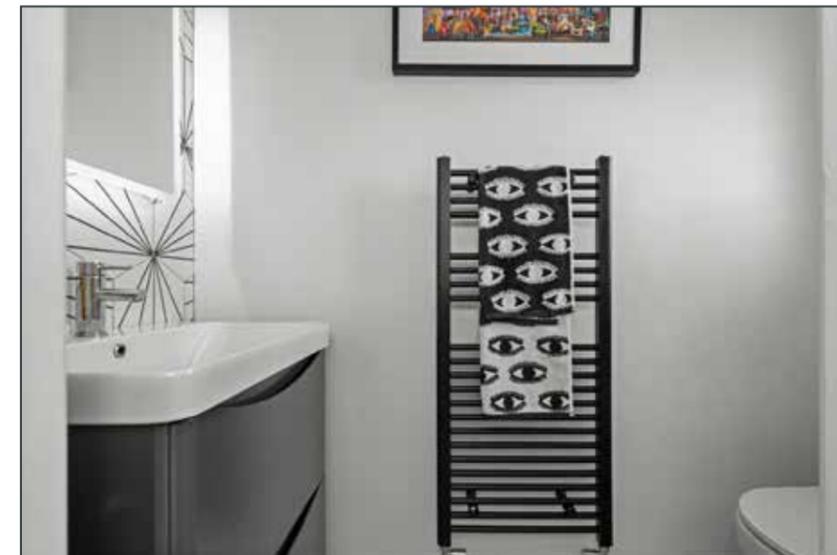
##### CLOAKROOM:

Hanging rail and shelving.

##### WC:

**7' 1" x 2' 6" (2.16m x 0.76m)**

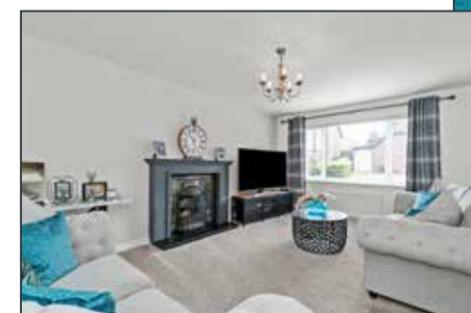
Low flush WC, vanity sink unit with mixer tap, partly tiled walls, ceramic tiled floor, heated towel rail.



##### DRAWING ROOM:

**16' 5" x 12' 0" (5m x 3.66m)**

Open fire, cast iron inset, carved surround, granite hearth.



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**KITCHEN/LIVING/DINING:**  
**21' 0" x 19' 7" (6.4m x 5.97m)**

Stunning luxury kitchen with excellent range of high and low level units, recess for American style fridge freezer, integrated Hotpoint double oven, integrated Nordmende 4 ring induction hob, integrated Nordmende dishwasher, granite worktops, Franke Belfast sink unit with mixer taps, ceramic tiled floor, open to Living/Dining Area with laminate strip wood floor, sliding patio door, velux windows.



**INTEGRAL GARAGE:**

**18' 0" x 9' 3" (5.49m x 2.82m)**

Electric roller shutter door, light and power, plumbed for washing machine and recess for tumble dryer.

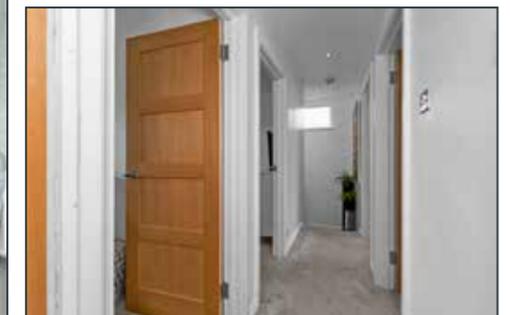
**FIRST FLOOR**

**LANDING:**

Access to roofspace.

**BEDROOM (1):**

**13' 2" x 10' 5" (4.01m x 3.18m)**





**BEDROOM (2):**  
9' 10" x 7' 9" (3m x 2.36m)



**BEDROOM (3):**  
9' 11" x 8' 11" (3.02m x 2.72m) At widest points.

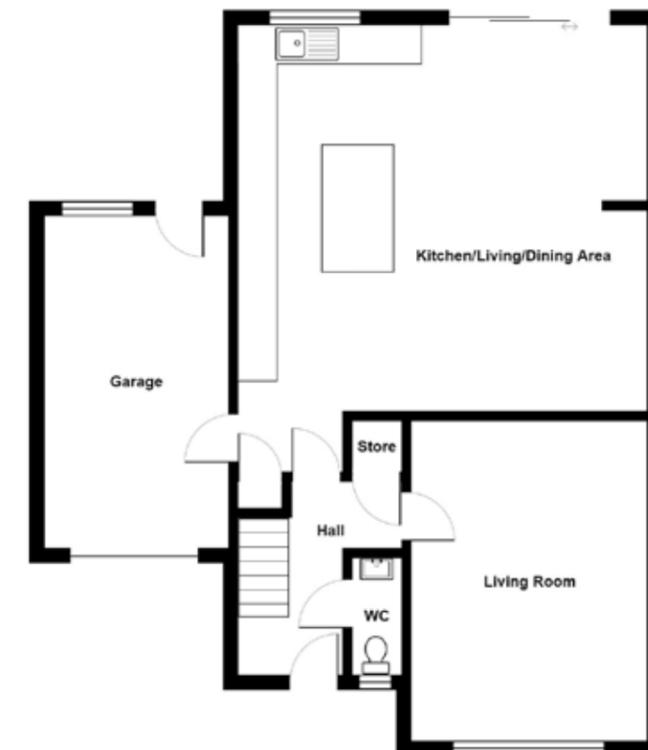
Range of built in robes.



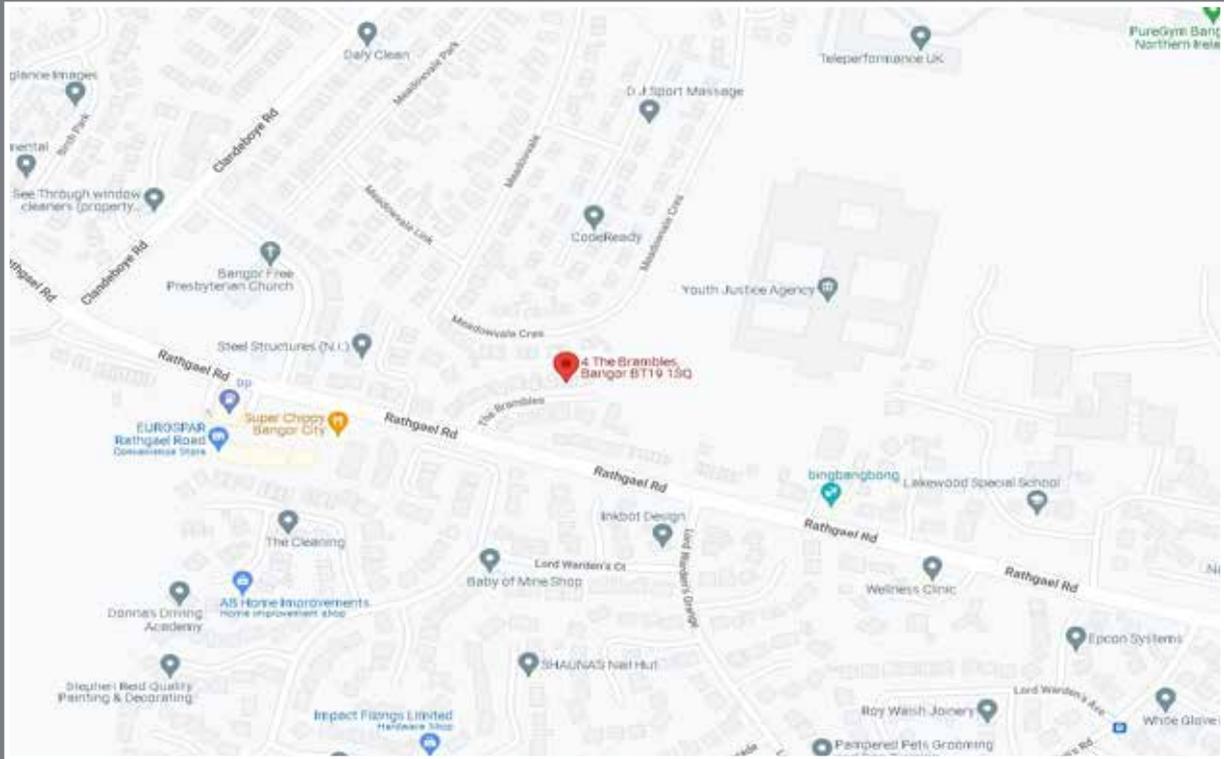
**BEDROOM (4):**  
9' 11" x 6' 11" (3.02m x 2.11m)

**BATHROOM:**  
13' 2" x 6' 1" (4.01m x 1.85m)

Luxury white suite comprising, cast iron roll top bath with mixer taps and telephone hand shower, low flush WC, vanity sink unit with mixer taps, ceramic tiled floor, walk in shower cubicle with thermostatic shower unit, dual shower head, chrome heated towel radiator, recessed lighting, extractor fan.



# 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](http://www.simonbrien.com)



## Lettings Department

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REF: DB/H/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	70   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 1902-9828-1580-1462-1206

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