



Built by James McAlorum Ltd to their typically high standard, this attractive red brick detached family home occupies a generous site within this popular development which is situated just off the Crawfordsburn Road.

The popularity of this area speaks for itself as it is well known for its convenience to coastal walks, Carnalea Golf Club and also within close proximity to Bangor town centre, Crawfordsburn Village and access to Belfast for city commuting and schooling by road or rail.

The property itself has been well maintained by its present owners and offers generous accommodation. Of particular note is the living room open plan to kitchen which overlooks the garden and, on the first floor, generous master bedroom with en-suite shower room. With so much on offer we have no hesitation in recommending this fine family home in this most appealing location.

Offers Around  
£435,000

19 Wandsworth Glen,  
BANGOR,  
BT19 1YY

Viewing by  
appointment  
through agent  
028 9042 4747

- Attractive Detached Villa
- Extremely well presented throughout
- Lounge with feature fireplace and open fire
- Living Room open plan to Luxury Kitchen
- Dining Room open plan to Conservatory with direct access to garden
- Utility Room
- Ground Floor Cloaks with low flush suite
- Four Well Proportioned Bedrooms, Master with ensuite shower room
- Integral Garage with additional driveway parking
- Delightful well tended gardens in lawns, patio areas etc
- Popular and Sought after Bangor West Location

The Property Comprises:

Ground Floor

Mahogany effect uPVC double glazed front door.

ENTRANCE HALL: Solid oak flooring.

CLOAKROOM: Low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, from hall glazed door to:

LOUNGE: 20' 9" x 11' 8" (6.32m x 3.56m) Marble fireplace with cast iron inset, granite hearth and open fire, solid oak flooring, corniced ceiling.



LIVING ROOM: 14' 0" x 9' 9" (4.27m x 2.97m) Multi fuel burning stove, solid oak flooring, corniced ceiling, open plan to:



KITCHEN: 13' 0" x 9' 9" (3.96m x 2.97m) Luxury fully fitted kitchen with excellent range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap, integrated dishwasher, 4-ring induction hob, extractor fan and canopy, Smeg microwave and oven, integrated fridge freezer, ceramic tiled floor, corniced ceiling, low voltage spot lights.



UTILITY ROOM: Further range of units, stainless steel sink unit with mixer tap, plumbed for washing machine and space for tumble dryer, ceramic tiled floor, fully tiled walls, service door to garage, uPVC door to garden.



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DINING ROOM: 11' 9" x 9' 0" (3.58m x 2.74m) CURRENTLY USED AS FAMILY ROOM.  
Open plan to:



CONSERVATORY: 12' 0" x 10' 8" (3.66m x 3.25m) Ceramic tiled floor, door to garden.



## First Floor

BEDROOM (2): 17' 3" x 11' 9" (5.26m x 3.58m) Laminate wood flooring, range of built-in robes.

BEDROOM (3): 12' 0" x 10' 2" (3.66m x 3.1m) Laminate wood flooring.



BATHROOM: White suite comprising panelled bath with mixer tap, vanity unit, low flush wc, heated towel rail, separate fully tiled shower cubicle with Aqualisa shower unit, fully tiled walls, ceramic tiled floor, extractor fan.



MASTER BEDROOM: 24' 0" x 14' 6" (7.32m x 4.42m)

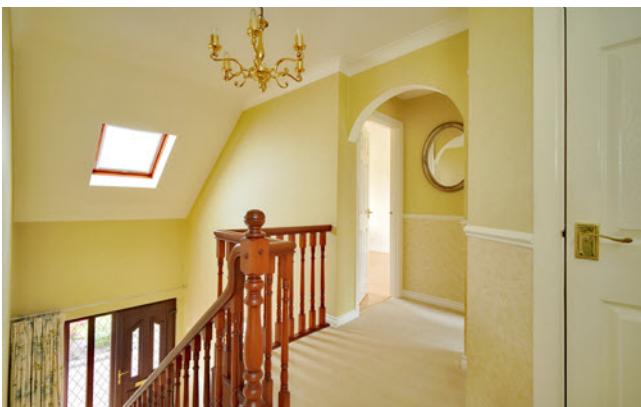


ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Mira shower unit, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, extractor fan.

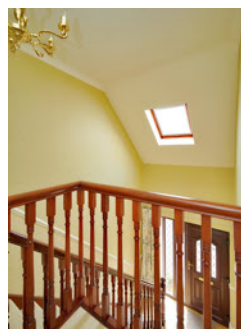


BEDROOM (4): 14' 0" x 9' 9" (4.27m x 2.97m) Laminate wood flooring.

LANDING: Hotpress with built-in storage, radiator. Solar panel for hot water by Kingspan. Access to:



ROOFSPACE: By Slingsby type ladder, partly floored.



## Outside

Brick pavior driveway with ample parking, leading to:

INTEGRAL GARAGE: 21' 11" x 11' 8" (6.68m x 3.56m)  
Up and over door, light and power, oil fired boiler.

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

Fully enclosed rear garden, laid in lawns. Outside tap.  
Spacious and private site. Oil tank.





## 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.

North Down - 028 9042 4747

## Other Branches

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700

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