



Shamrock Glen is recently constructed development of just 8 luxury homes – Number 6a is an immaculately presented semi-detached property affording a quiet cul-de-sac position.

Offering a wealth of well-appointed and deceptively spacious accommodation, the property extends to approximately 1470 sq ft. The layout has been meticulously designed with a contemporary theme that lends itself well to today's modern living. Briefly comprising hallway, cloaks WC, living room, an impressive open plan kitchen – dining living overlooking and with direct access to the garden. On the first floor, there are three double bedrooms – principal with ensuite plus additional two bedrooms and main bathroom. Finished to a notably high standard throughout, the current owners have made several modifications to the property including a bespoke kitchen island with breakfast bar along with garden pergola, and a Slingsby ladder leading to a fully floored roof space with light and power. Externally, a tarmac driveway offers ample parking for several vehicles. A larger than average garden envelopes the property to the side and rear – which also benefits from a sunny south facing aspect.

Offers Around
£249,950

6a Shamrock Glen,
Bangor,
BT19 7FD

Viewing by
appointment
through agent
028 9042 4747

A highly convenient & popular residential location - Within close proximity to Bangor town centre, various amenities including local leisure centre, shops, restaurants plus beautiful woodland and coastal walks. There are also several nurseries, primary and secondary schools nearby. The location offers ease of access along arterial routes to Belfast, Newtownards and beyond making it ideal for those wishing to commute. We are confident this property will appeal to the most discerning purchaser from young professionals to growing families alike. Viewing is a must to appreciate all this home has to offer.



- Recently constructed development of just 8 luxury homes just off the Gransha Road
- Immaculately presented semi-detached property affording a quiet cul-de-sac position
- Deceptively spacious accommodation extending to approximately 1470 sqft
- Meticulously designed with a contemporary theme - perfect for modern living
- Hallway with cloaks WC
- Living Room
- Impressive open plan kitchen - dining - living
- (Bespoke shaker style kitchen with large island incorporating breakfast bar)
- Three double bedrooms
- Principal bedroom with ensuite
- Main bathroom
- Gas fired central heating / uPVC frame double glazed windows
- A tarmac driveway offers ample parking for several vehicles
- Larger than average garden envelopes the property to the side and rear – which also benefits from a sunny south facing aspect.
- Highly convenient & popular residential location - Ideal for families and those wishing to commute alike
- Nearby to several nurseries, primary schools & secondary schools
- Bloomfield shopping centre within less than 5 minute drive
- Within close proximity to Bangor town centre, various amenities including local leisure centre, shops, restaurants plus beautiful woodland and coastal walks

The Property Comprises:

Ground Floor

uPVC front door.

HALLWAY:



CLOAKROOM/WC: Low flush wc, pedestal wash hand basin with mixer taps and half splashback, extractor fan.



LIVING ROOM: 18' 1" x 12' 10" (5.5m x 3.9m) Feature open fireplace with oak surround, cast iron inset and granite hearth.



OPEN PLAN KITCHEN/LIVING DINING: 19' 4" x 15' 1" (5.9m x 4.6m) Shaker style kitchen with excellent range of high and low level units with matching island, stainless steel sink unit with drainer and mixer taps, wood block effect worktops, range of built-in appliances to include eye level Zanussi oven, ceramic hob, dishwasher, space for fridge freezer, tiled splashback, uPVC double glazed double doors to exterior.



UTILITY CUPBOARD: Plumbed for washing machine, space for dryer, additional storage.

First Floor

LANDING: Access to ROOFSPACE: (5m x 2m) via Slingsby ladder.

LINEN CUPBOARD: Shelved with light and radiator.



BEDROOM (1): 15' 9" x 10' 6" (4.8m x 3.2m) (at widest points)



ENSUITE: Fully tiled built-in shower cubicle with mains shower unit, pedestal wash hand basin with mixer taps and tiled splash back, low flush wc, heated towel rail, ceramic tiled floor, extractor fan, low voltage spotlights, window.



BEDROOM (2): 14' 9" x 9' 6" (4.5m x 2.9m)



BEDROOM (3): 14' 9" x 9' 6" (4.5m x 2.9m)

BATHROOM: White bathroom suite comprising panelled bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps, low flush wc, timber effect ceramic tiled floor, heated towel rail, low voltage spotlights, extractor fan, window.



Outside

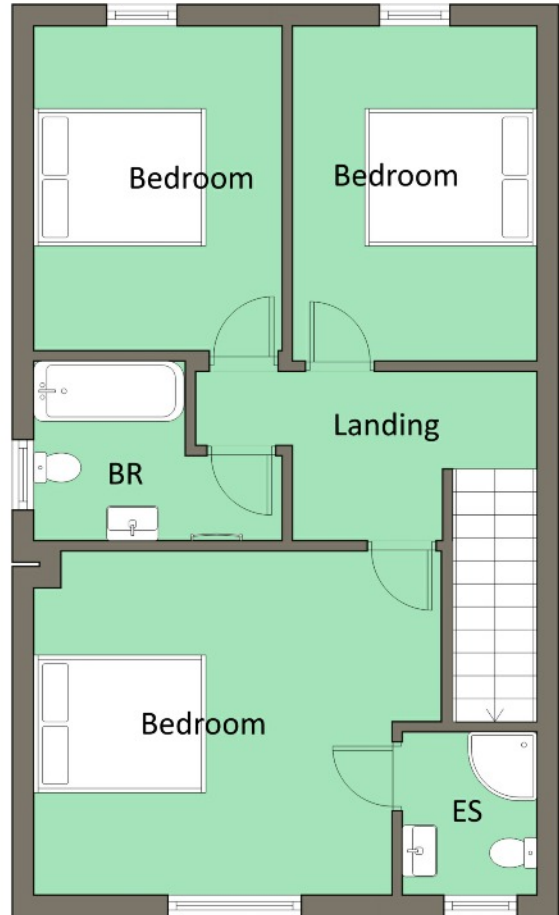
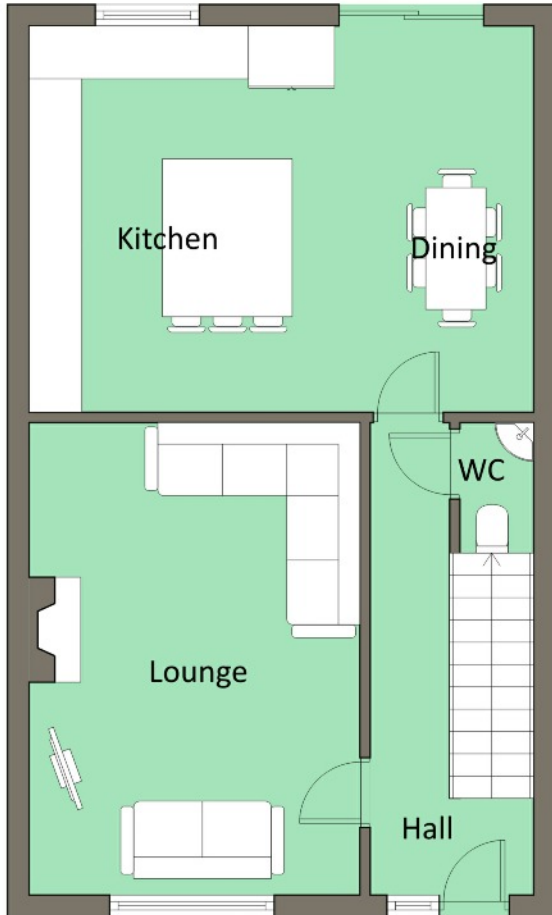
Tarmac driveway offering ample parking.

Corner site within quiet cul-de-sac position. Enclosed garden in lawn to rear and side notably private and benefitting from sunny aspect.

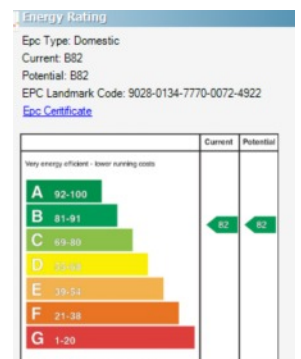


Location:

Travelling along Gransha Road, turn left onto Bexley Road. Take the second right onto Irvine Park. Shamrock Glen is on the left hand side.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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