



We are thrilled to present to the market this superb semi-detached property, nestled in a prime cul-de-sac position within a sought-after development off Balloo Road in Bangor. This remarkable home embodies modern family living, offering a blend of style and comfort that truly comes to life once you step inside. Upon entering, you'll find a welcoming ground floor that includes a versatile family room and convenient Cloaks WC. The heart of this home is the open plan kitchen and dining area, seamlessly integrated with the additional living room. This space is bathed in natural light, thanks to the sliding doors that lead to an inviting south-facing garden.

The first floor is home to two generously sized double bedrooms, including the principal bedroom complete with a luxury en-suite shower room. As you ascend to the second floor, two additional double bedrooms await, along with a walk-in dressing room and a well-appointed family bathroom.

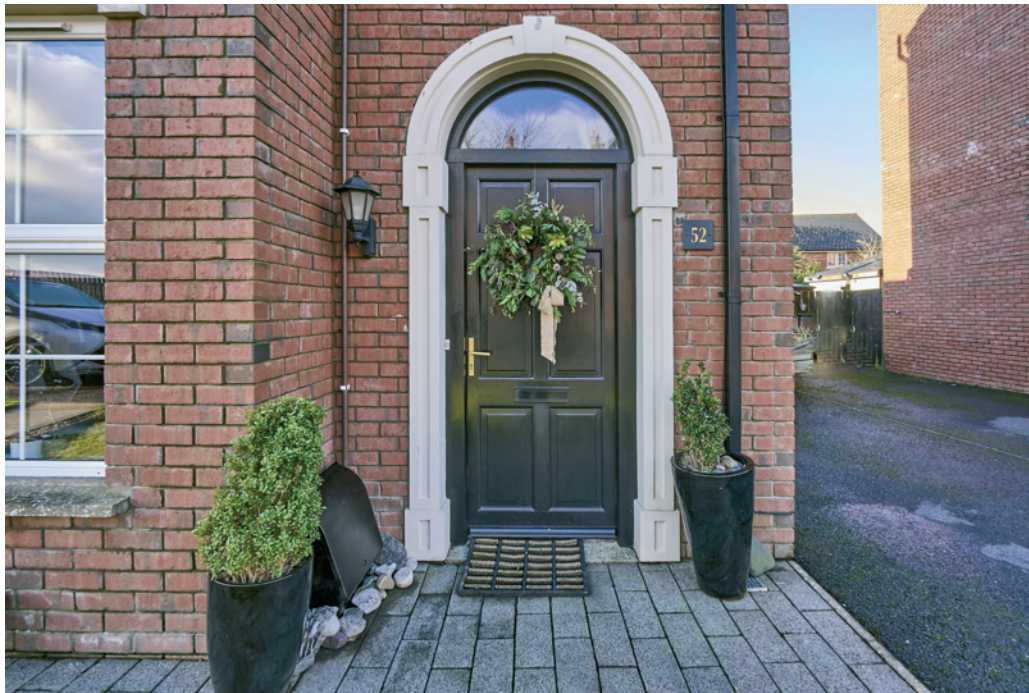
Externally, the property boasts a driveway with ample parking for at least two cars. The rear garden is fully enclosed, featuring an extensive patio area and lawn, perfect for outdoor enjoyment.

With so much on offer from the convenience to Bangor Town centre and Bloomfields Shopping Centre close by and the easy commuting to Belfast and beyond via road or public transport, we strongly recommend arranging a viewing with the Agent to fully appreciate all that this beautiful family home has to offer.

Offers Around
£249,950

52 Linen Road,
BANGOR,
BT19 7JJ

Viewing by
appointment
through agent
028 9042 4747



- Red brick Semi-detached property: A captivating and stylish property located in a desirable development just off Balloo Road in Bangor.
- Stylishly appointed throughout: Each room thoughtfully designed to create a warm and inviting atmosphere.
- Ground Floor Amenities: Features a Cloaks WC and a spacious family room.
- Additionally, a sought-after open plan modern kitchen/dining/living area with wood burning stove and sliding glass doors leading to the garden.
- First Floor: Two well-proportioned double bedrooms, including a principal bedroom with a luxury ensuite shower room and a storage cupboard.
- Second Floor: Two additional double bedrooms, along with a walk-in dressing room and a family bathroom and a storage cupboard.
- Ample Storage Space: Partially floored roof space, providing extra storage solutions.
- Energy Efficient Features: uPVC double glazed windows and a Hive gas heating system for optimal comfort.
- Private South-Facing Garden: A beautifully enclosed rear garden with an extensive patio and lawn, ideal for outdoor relaxation and entertainment.
- Off-Street Parking: Space to accommodate 2-3 cars, adding convenience for homeowners and guests.
- Prime Location: Set in a popular and sought-after location, close to Bangor Town Centre and Bloomfields Shopping Centre, with easy access to Belfast and beyond.
- 1528 square feet

The Property Comprises:

Ground Floor

Hardwood front door to a welcoming . . .

ENTRANCE HALL: Ceramic tiled floor and under stairs storage area.



CLOAKROOM: A cloakroom featuring a low-flush WC, wash hand basin, ceramic tiled floor and extractor fan.

FAMILY ROOM: 14' 8" x 10' 2" (4.47m x 3.1m) Solid wood flooring, offering a flexible space for family activities and relaxation.



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KITCHEN: 15' 4" x 10' 5" (4.67m x 3.18m) Modern fitted kitchen, with quartz work surfaces and high-end appliances, including a Neff five-ring gas hob and twin Neff ovens, integrated `smart` Neff dishwasher and Smeg Washer/Dryer.

Includes Carron Phoenix Onyx sink unit with mixer tap, space for American style fridge freezer, built-in wine rack, ceramic tiled floor and casual dining area. The kitchen's open-plan design is ideal for both daily life and hosting friends and family.



Open plan to . . .

LIVING ROOM: 16' 2" x 14' 4" (4.93m x 4.37m) Inviting spacious living room, featuring a modern Dan Skan wood burning stove set against a rustic solid reclaimed wooden floor and Chubby Churchill cast iron radiators both sourced from Wilson's Yard. Energy-efficient LED lighting and generous windows and sliding door open to a landscaped patio and garden, creating a seamless indoor-outdoor living experience.



First Floor

LANDING: Built in railed storage cupboard.

PRINCIPAL BEDROOM: 11' 4" x 10' 3" (3.45m x 3.12m) Offering a generous recess for wall-to-wall wardrobes.

ENSUITE SHOWER ROOM: Complete with a large walk-in shower cubicle featuring a thermostatic shower unit and a luxurious rain shower head. The contemporary design includes a low flush WC, a modern wash hand basin with drawer below, ceramic tiled walls and floor, LED lighting and extractor fan.



BEDROOM (2): 11' 7" x 10' 2" (3.53m x 3.1m)

Second Floor

Access to roofspace.

BEDROOM (3): 10' 5" x 10' 0" (3.18m x 3.05m) Recess for wall to wall wardrobes.



LINEN CUPBOARD: Vailant gas fired boiler.

BEDROOM (4): 10' 4" x 10' 3" (3.15m x 3.12m)

WALK-IN DRESSING ROOM: 6' 9" x 4' 9" (2.06m x 1.45m)

LUXURY WHITE BATHROOM SUITE: Comprising free standing bath with mixer tap, telephone hand shower, low flush wc, wash hand basin, ceramic tiled floor.



Outside

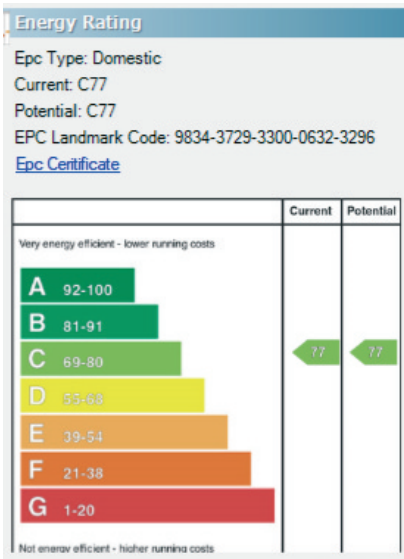
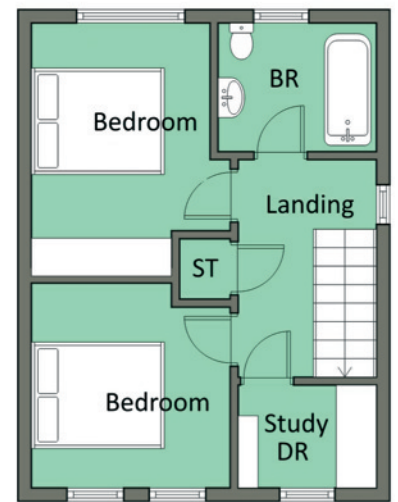
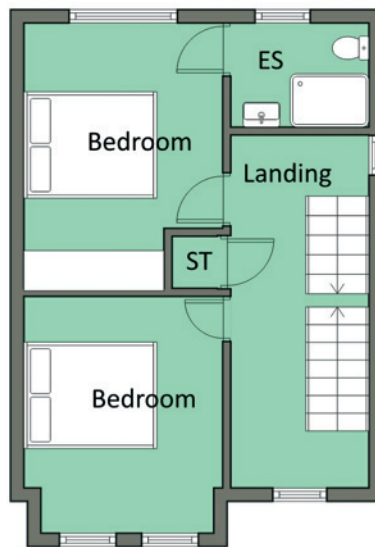
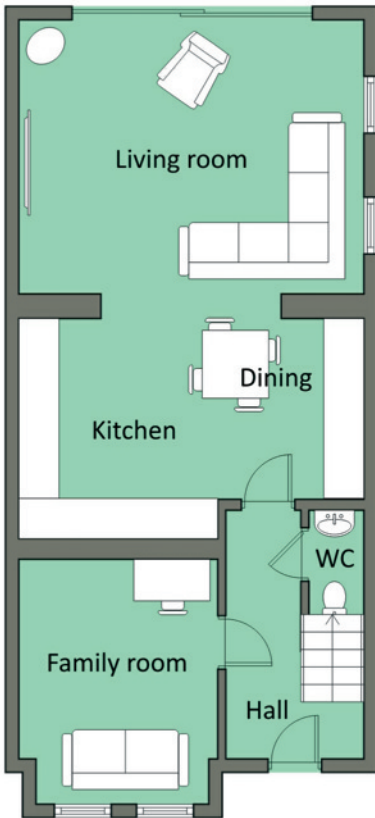
Well-maintained front garden and a spacious driveway accommodating 2-3 vehicles. Private fully enclosed rear garden, featuring an expansive brick paviour patio, perfect for dining outdoors and family gatherings. An external power point adds convenience for outdoor activities and garden maintenance.



Location:

Leaving Bangor proceed along Gransha Road past roundabout, at second traffic lights turn right into Balloo Road. Continue past two sets of traffic lights and turn left into Rathgill Parade and Linen Lane is at the bottom of the road.

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