



Welcome to 12a Millbank, a charming and spacious detached family home located in a highly coveted residential area. Boasting an abundance of living space on the ground floor, this inviting property features a dedicated study, a cozy lounge, a formal dining room, a bright sunroom, and a welcoming open plan kitchen living dining room – perfect for family gatherings.

Venture upstairs to discover four generously sized double bedrooms, including a notably spacious principal bedroom with its own ensuite shower room. A well-appointed family bathroom ensures convenience for the entire household.

Outside, the property offers a delightful mix of greenery and practicality. A good-sized back garden with a raised decking area provides a tranquil retreat, while the neat front garden adds to the property's curb appeal. The large driveway easily accommodates multiple cars, and an integral double garage ensures ample storage space.

12a Millbank offers more than just a comfortable living space – it provides a coveted lifestyle. Situated within easy reach of local amenities, schools, and transport links, this property seamlessly combines convenience with tranquillity. Arrange a viewing to fully discover all this home has to offer.

Offers Around  
£430,000

12a Millbank ,  
Bangor,  
BT19 7PL

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Viewing by  
appointment  
through agent  
028 9042 4747



- Spacious detached family home located in sought-after residential area
- Cozy study
- Spacious lounge
- Formal dining room
- Bright sunroom
- Open plan kitchen living dining room
- Four double bedrooms including large principal bedroom with ensuite shower room
- Family bathroom
- Good-sized rear garden with raised decking area
- Neat front garden
- Large pebbled driveway with parking for several cars
- Integral double garage
- Gas fired central heating | UPVC double glazing throughout
- Within easy reach of local amenities, schools, and transport links
- Full fibre broadband - ideal for families or those working from home

The Property Comprises:

Ground Floor

COVERED PORCH: uPVC double glazed leaded front door.

RECEPTION HALL: Oak effect laminate wooden floor.



CLOAKROOM: Low flush wc, pedestal wash hand basin, tile effect laminate floor.

STUDY: 8' 2" x 7' 10" (2.5m x 2.4m)



LOUNGE: 15' 5" x 10' 6" (4.7m x 3.2m) Hole-in-the-wall fireplace with gas fire.



DINING ROOM: 13' 1" x 10' 6" (4m x 3.2m)

SUN ROOM: 17' 5" x 11' 2" (5.3m x 3.4m) Vaulted ceiling with recessed spotlights, light oak effect laminate wooden floor, Velux window.



FAMILY ROOM: 12' 6" x 7' 10" (3.8m x 2.4m) uPVC patio doors to garden.



Open plan to:

MODERN KITCHEN WITH CASUAL DINING AREA: 19' 8" x 9' 10" (6m x 3m) Excellent range of high and low level units, Franke stainless steel sink unit with mixer tap, granite worktops, Bosch built-in dishwasher, Bosch built-in eye level microwave, four ring gas hob and built-in oven, stainless steel extractor fan. Service door to garage.



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## First Floor

PRINCIPAL BEDROOM: 19' 4" x 18' 1" (5.9m x 5.5m) Velux windows.



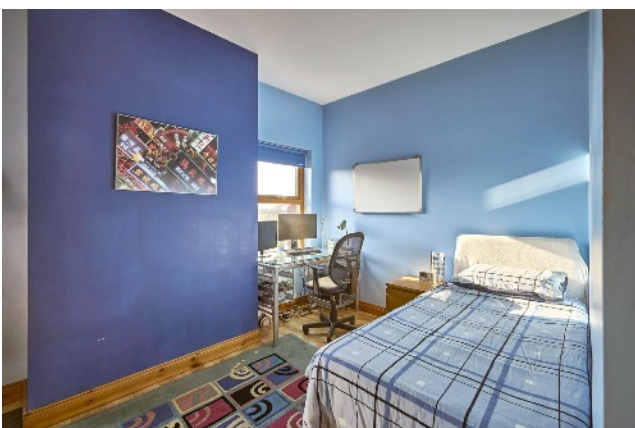
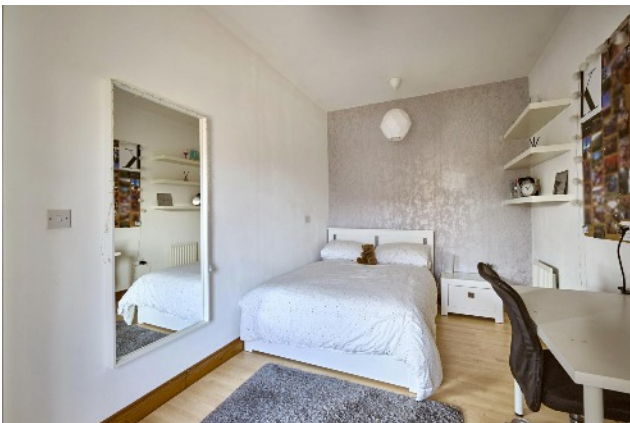
ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Mira electric shower, low flush wc, pedestal wash hand basin, ceramic tiled floor.

BEDROOM (2): 14' 9" x 10' 10" (4.5m x 3.3m) Oak effect laminate wooden floor.

BEDROOM (3): 13' 9" x 10' 6" (4.2m x 3.2m)

BEDROOM (4): 16' 1" x 8' 2" (4.9m x 2.5m) Light oak effect laminate wooden floor.

BATHROOM: White suite comprising fully tiled built-in shower cubicle, panelled bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, heated towel rail, fully tiled walls, extractor fan.



LANDING: Hotpress cupboard.

## Outside

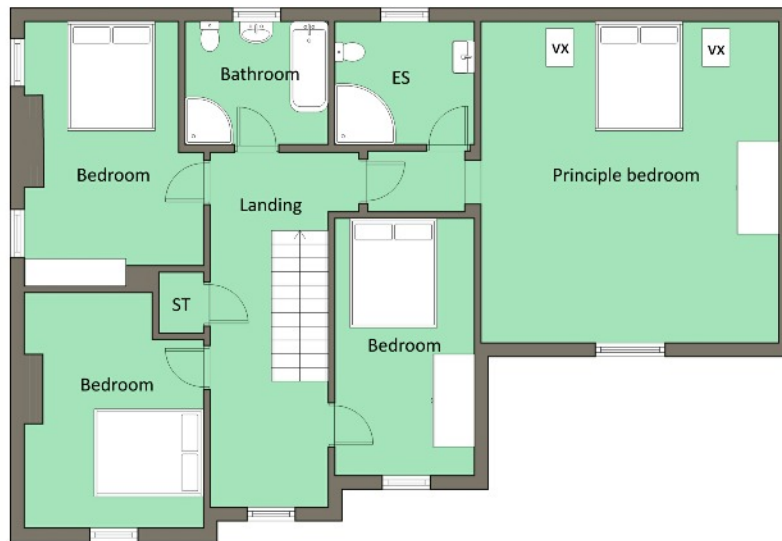
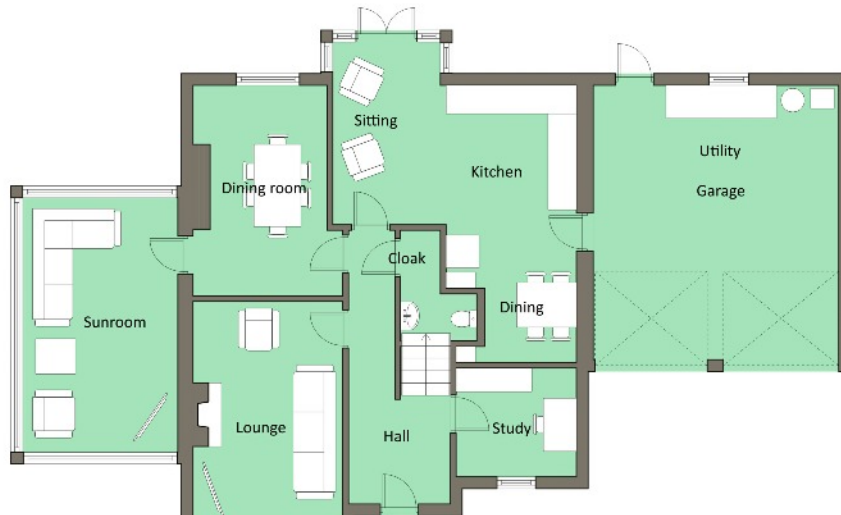
Pebbled driveway with eco grid provides ample parking. Neat front garden in lawns.

Fully enclosed, good-sized, well-tended rear gardens in lawns, paved patio and raised deck area. Large garden shed.

INTEGRAL DOUBLE GARAGE: 19' 0" x 17' 9" (5.8m x 5.4m) Twin electric up and over doors, light and power.

UTILITY AREA: with stainless steel sink unit, built-in cupboard, plumbed for washing machine, gas fired boiler and Megaflow pressurised water tank. Vented for a tumble dryer. Connection for a gas tumble dryer.





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