



Built to a most exacting specification this superb family home has been cleverly designed and is the ideal family home. Spacious, bright and tastefully presented accommodation is designed for both formal and casual living, while the excellent bedrooms are well proportioned with an ensuite and large family bathroom. The property also has a home office on the lower level which is ideal for those working from home.

The site is deceptively large and level with the advantage of ample driveway parking and enclosed rear garden with plenty of space for playing safely. Conlig is a convenient and much sought after residential location on the outskirts of Bangor, within easy commuting to Belfast and all areas of North Down. For the walking enthusiast the Ulster Way is on your door step with Clondeboye Estate, Helens Tower & Lead Mines a short stroll away as is Clondeboye Golf Club.

We strongly recommend viewing of this splendid home which has been planned and built with the requirements of today's modern family in mind.

Offers Around
£375,000

42 Bangor Road,
Conlig,
BT23 7PX

Viewing by
appointment
through agent
028 9042 4747

- Superb Detached Split Level Family Home
- Extremely Well Presented Throughout
- Lounge with open fire, Dining Room
- Modern Hand Painted Kitchen with Casual Living & Dining Area - with Multi Fuel Burning Stove
- Cloaks on Ground Floor
- Utility Room & Home Office on Lower Level
- Master Bedroom with Ensuite Shower Room
- 3 Further Bedrooms & Family Bathroom
- Integral Double Garage with Additional Driveway Parking for Several Cars
- Superb Gardens, Patio Areas etc that capture the sun throughout the day
- Gas Fired Central Heating / Solid Pine Double Glazed Windows
- Popular & Sought after Location

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Solid pine wood front door to . . .

ENTRANCE HALL: Reclaimed wood flooring.



CLOAKROOM: Wash hand basin, low flush wc, part panelled walls, solid wood floor. Separate storage understairs.

DINING ROOM: 13' 9" x 12' 8" (4.19m x 3.86m) (into bay).



LOUNGE: 19' 7" x 14' 1" (5.97m x 4.29m) Fireplace with cast iron inset and hearth, open fire, reclaimed wood flooring, double doors to patio/garden, low voltage spotlights.



KITCHEN/LIVING/DINING: 17' 1" x 13' 8" (5.21m x 4.17m) (at widest points). Modern painted kitchen with excellent range of high and low level units, Franke 1.5 bowl stainless steel sink unit with mixer tap, granite drainer, Bosch induction hob, extractor fan and canopy, integrated dishwasher and fridge freezer. Karndean flooring, LED lighting, brick fireplace with cast iron multi-fuel burning stove, door to outside, Louvolite blinds.



Lower Level

Hotpress with copper cylinder and built-in shelves.

UTILITY ROOM: Further units, stainless steel sink unit with mixer tap, plumbed for washing machine, space for freezer, Karndean flooring, door to outside.

STUDY: 11' 6" x 10' 5" (3.51m x 3.18m) Built-in cupboard, reclaimed wood flooring.



First Floor

MASTER BEDROOM: 13' 4" x 10' 3" (4.06m x 3.12m)

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

WALK IN DRESSING ROOM:



BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush wc, separate walk-in shower cubicle with Mira shower unit, part tiled walls, Karndean flooring, low voltage spotlights, extractor fan.



CLOAKROOM: With ample built-in shelving and hanging space.

BEDROOM (2): 12' 3" x 9' 6" (3.73m x 2.9m)

BEDROOM (3): 12' 5" x 9' 6" (3.78m x 2.9m)



LANDING: Walk-in access to roofspace above lounge/dining room. Stairs to . . .



Upper Level

BEDROOM (4): 13' 2" x 7' 2" (4.01m x 2.18m) (at widest points). Velux windows, built-in bookshelves.

SEATING AREA: Built-in bookshelves.



Outside

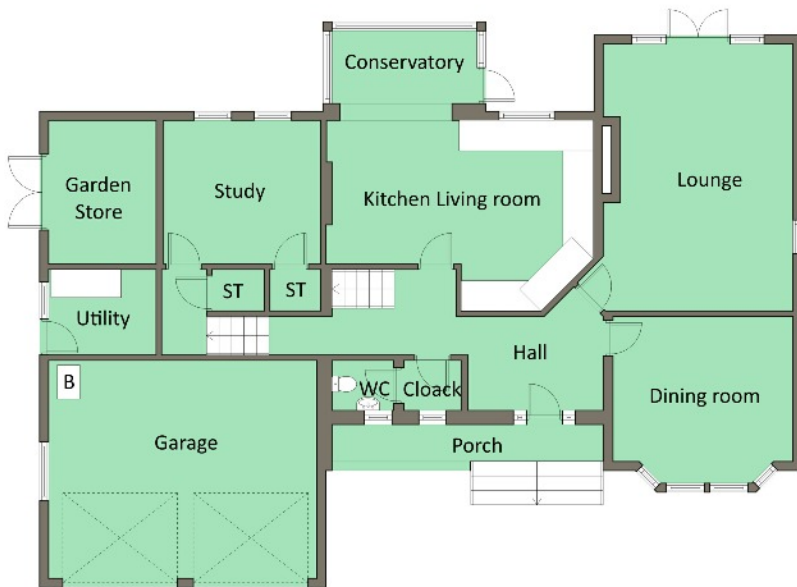
Tarmac driveway leading to . . .

DOUBLE GARAGE: 19' 7" x 16' 0" (5.97m x 4.88m) Twin up and over door (one electric), light and power. Worcester Bosch gas fired boiler.

Additional porch, garden store.

Ample driveway parking for several cars. Mature shrubs & plants to the front. Garden to rear laid in lawns, mature trees. Patio areas that enjoy the sun throughout the day.





Location:

Travelling from Bangor, turn right off ring road into Conlig, No 42 is on the right hand side.

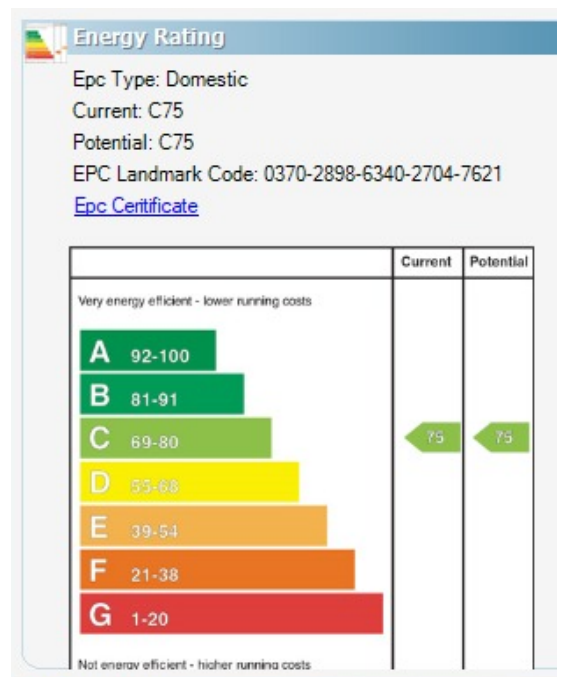
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Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com



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