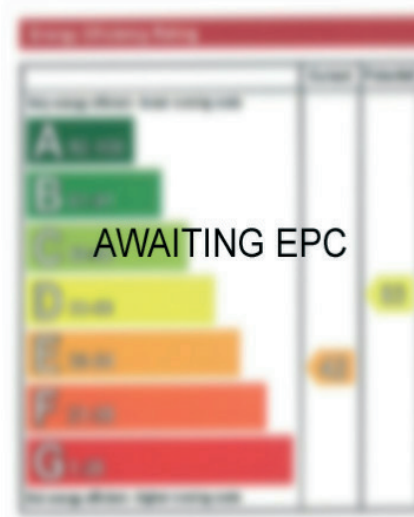
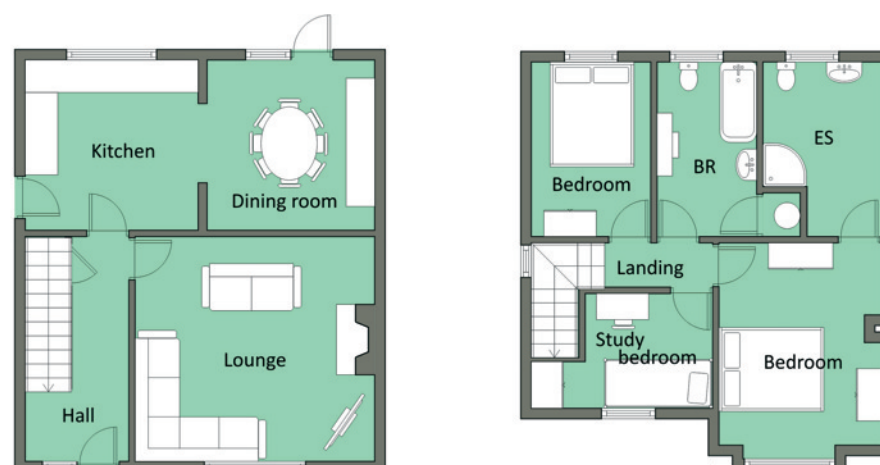


## Outside

Tarmac driveway, garden to front. Enclosed, good sized, level rear garden in lawn, outside tap and light.

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A well-appointed, bright, and spacious semi-detached property located with a popular and convenient residential area. The accommodation comprises hallway, living room, kitchen open plan to dining room with sliding patio doors to exterior, three first floor bedrooms – principal with ensuite plus main bathroom. Further enhanced by oil fired central heating and uPVC frame double glazed windows. Externally, a tarmac driveway leads to an enclosed, good-sized rear garden in lawn. Conveniently located on the periphery of Bangor, the shopping facilities at Ashbury are close to hand as are several nurseries and primary schools making it perfect for families. The Bangor carriageway is nearby, offering ease of access to Belfast and beyond making it ideal for those wishing to commute. We are confident this property will have wide appeal in today's market – Viewing is a must.

Offers Around  
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Viewing by  
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28 Carlton Heights,  
BANGOR,  
BT19 6ZB

## Property Features

A well-appointed, bright, and spacious semi-detached property

Located with a popular and convenient residential area

Hallway

Living Room

Kitchen open plan to Dining Room

Three bedrooms, (Main bedroom with ensuite)

Family bathroom

Oil fired central heating

uPVC frame double glazed windows

Tarmac driveway

Enclosed, spacious rear garden in lawn

Ashbury shops plus various nurseries & primary schools are close to hand

Bangor carriageway is nearby & offers ease of access to Belfast for commuters

## Location:

Travelling along the A2 Bangor carriageway, turn right onto Robinson Road. At the end of the road turn right onto Silverbirch Road then first left onto Ashbury Avenue. Carlton Heights is on the right hand side just after Ashbury shops.

## Property Comprises

### Ground Floor

uPVC front door with side light to . . .

HALLWAY: Cloak store with light, electric meter cupboard.

LIVING ROOM: 15' 1" x 14' 1" (4.6m x 4.3m) Oak effect laminate wood floor, feature open fireplace with stone and marble hearth.

KITCHEN/DINING: 21' 12" x 10' 10" (6.7m x 3.3m) Shaker style kitchen with excellent range of high and low level units, wood block effect worktops, part tiled walls, stainless steel sink with drainer and mixer tap, plumbed for washing machine, built-in electric oven, four ring ceramic hob, stainless steel extractor fan, space for fridge freezer, uPBV double glazed door to side, oak effect laminate wood floor, uPVC double glazed doors to exterior.

### First Floor

LANDING:

BEDROOM (1): 10' 10" x 10' 2" (3.3m x 3.1m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with Mira Jump electric shower unit, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, window.

BEDROOM (2): 7' 10" x 7' 10" (2.4m x 2.4m)

BEDROOM (3): 10' 10" x 7' 7" (3.3m x 2.3m)

BATHROOM: White suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush wc, vanity unit, fully tiled walls, vinyl flooring, window.

