



A charming, detached cottage located along a private laneway that can be accessed via either Craigdarragh Road or the main Bangor Road. Occupying an elevated position, the property enjoys panoramic views over rolling countryside a distant Lough glimpse from the upper floor.

Offering bright and spacious accommodation the property itself has been well maintained by the present owners who have created a very comfortable home. The layout comprises spacious living room open plan to dining, cosy lounge, separate kitchen plus utility and bathroom. Upstairs are two well-proportioned bedrooms. Externally, the extensive gardens are in lawn bordered by mature trees, creating an excellent degree of privacy. Offering vast potential to a range of prospective purchaser, the property could be renovated, or redeveloped (subject to the relevant statutory approvals).

A highly convenient position offering ease of access to Belfast, Hollywood and Bangor and also just a short distance from Crawfordsburn Village and delightful coastal walks. Viewing is a must to appreciate all this unique home has to offer.

Offers Around
£295,000

7 Coyles Lane,
Ballyrobert,
BT19 1UF

Viewing by
appointment
through agent
028 9042 4747



- A charming, detached cottage occupying an elevated site overlooking rolling countryside with glimpses of Belfast Lough
- Located along a private laneway that can be accessed via either Craigdarragh Road or the main Bangor Road
- Bright and spacious accommodation arranged over two floors
- Entrance porch leading to hallway
- Lounge
- Living Room open plan to Dining Room
- Separate kitchen
- Two bedrooms
- Bathroom
- Utility
- Oil fired central heating
- Extensive gardens are in lawn bordered by mature trees, creating an excellent degree of privacy
- Within close proximity to Crawfordsburn Village and delightful coastal walks
- A highly convenient position offering ease of access to Belfast, Hollywood and Bangor
- Offers vast potential to a range of prospective purchaser; The property could be renovated, or redeveloped (subject to the relevant statutory approvals)

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE PORCH: Ceramic tiled floor. Glazed inner door to . . .

ENTRANCE HALL:



STUDY: 8' 5" x 7' 0" (2.57m x 2.13m)

FAMILY ROOM: 12' 8" x 9' 3" (3.86m x 2.82m) Scrabo stone fireplace with raised slate hearth and mahogany mantle.



LIVING ROOM OPEN PLAN TO DINING AREA:: 20' 10" x 14' 8" (6.35m x 4.47m) Feature mahogany flooring, open fire with slate hearth, uPVC double glazed patio doors to gardens, pine tongue and groove ceiling.





HAND PAINTED SHAKER STYLE KITCHEN WITH CASUAL DINING AREA: 12' 10" x 11' 10" (3.91m x 3.61m) Excellent range of high and low level units with laminate worktops, electric built-in oven, four ring ceramic hob, built-in glazed display cabinet, tiled walls.



REAR PORCH:

BATHROOM: Coloured suite comprising panelled bath with telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, pine tongue and groove ceiling.



Open tread staircase to . . .

First Floor

PRINCIPAL BEDROOM: 14' 10" x 12' 10" (4.52m x 3.91m) Storage cupboard.



BEDROOM (2): 14' 0" x 9' 5" (4.27m x 2.87m)

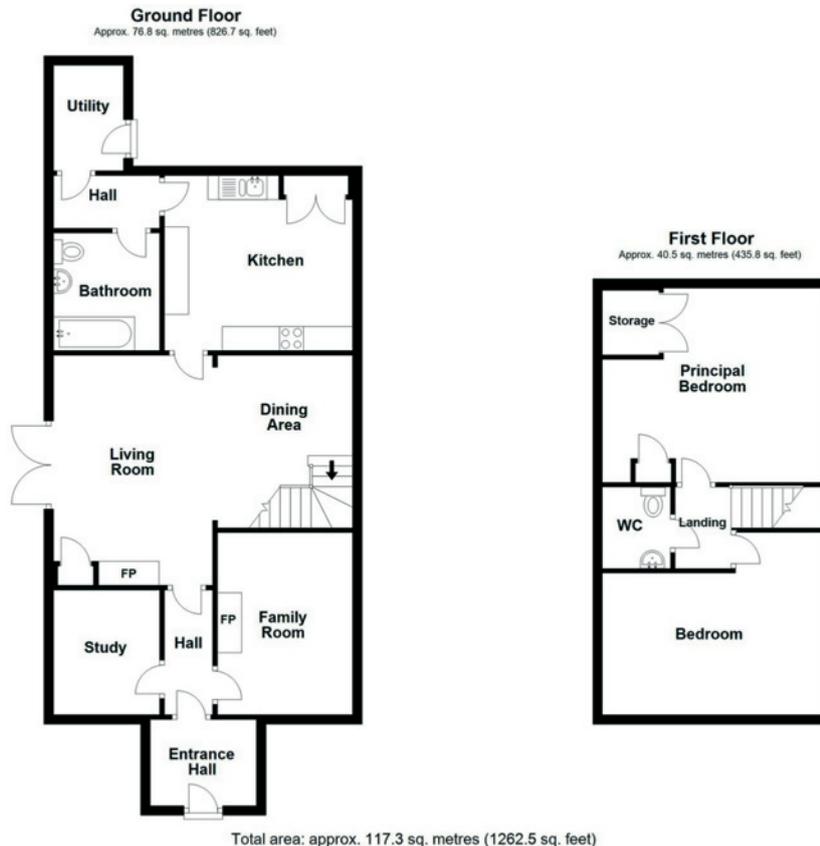


Outside

Extensive gardens in lawn bordered by hedging extending to approximately a third of an acre.

Paved driveway offering ample parking for several vehicles.





Total area: approx. 117.3 sq. metres (1262.5 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

Travelling along the Belfast Road, Coyles Lane is on the left hand side just after Craigdarragh Road. Number 7 is positioned at the top of the hill.

The other entrance to Coyles Lane is beside 56 Craigdarragh Road.

North Down - 028 90 42 4747

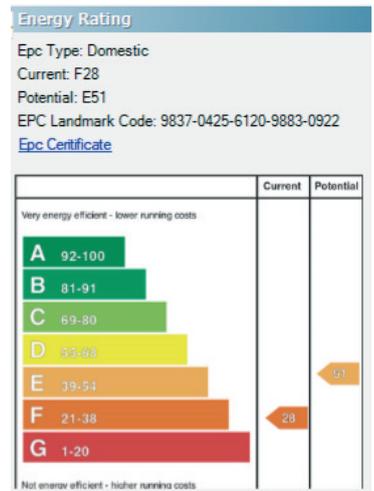
Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

7 Coyles Lane



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