

BALMORAL DALE

OFF BALMORAL ROAD, BANGOR

BEAUTIFULLY DESIGNED DETACHED AND SEMI DETACHED HOMES





WELCOME TO BALMORAL DALE

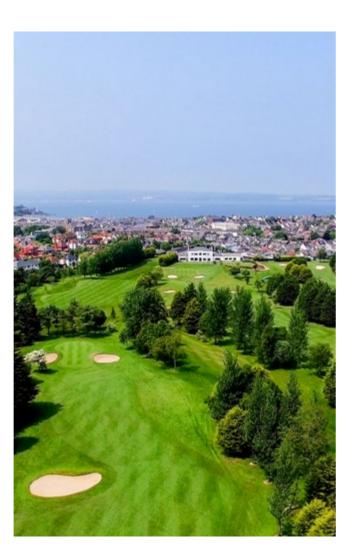
Thoughtfully designed and built to the highest specification, this modern development of detached and semi detached homes is situated in a prime residential location just off the Bangor ring road, a short drive from the town centre.

Every detail is considered in these carefully designed homes with open green space in the centre of the development to be enjoyed by all residents.



This is an ideal location for families wishing to position themselves within the catchment of a wide range of leading primary and secondary schools. Complimenting this are a variety of recreational facilities that a local neighbourhood needs - Ward Park, Bangor Rugby Club, Bangor Aurora, Clandeboye and Bangor Golf Clubs and the popular Bloomfield Shopping Centre. Daycare nurseries, local shops and churches are all within easy reach, with the added benefit of excellent travel connections to Belfast city centre.

Experience the perfect balance of accessibility and escapism, and enjoy a truly unique place to call home.









Specification

Kitchen - The Heart Of The Home

Choice of traditional or contemporary styled kitchen in a choice of colours with soft close doors and drawers

Feature lighting to underside of wall units

Branded integrated appliances including electric oven, gas hob, extractor fan and fridge/ freezer

· Plumbed for washing machine

Bathrooms And Ensuites

- \cdot White sanitary ware with chrome fittings
- · Splashback tiling to wash hand basins
- \cdot WC with soft close function
- \cdot Chrome heated towel radiators

Electrical Installation

- Energy efficient LED fittings throughout
- Pre wired only security alarm system
- Mains supply smoke and carbon monoxide detectors with battery backup

Decoration

- · Painted internal walls and ceilings
- \cdot Painted panel interior doors with chrome ironmongery

Flooring

- Choice of tiled flooring to kitchen, bathrooms downstairs WC and en-suite
- Choice of carpeted flooring with high quality underlay to bedrooms, stairs, landing and hall

Heating

- · Gas combi boiler
- · Zoned heating

Warranty

· 10 year warranty





School Run

•	Bloomfield Road PS	0.6 mile
•	Bangor Grammar School	1 mile
•	Ballymagee PS	1.3 miles
•	Bangor Academy	1.7 miles
•	Bangor Central Integrated PS	
•	Gleniola Collegiate Girls School	
•	Kilmaine PS	1.9 miles
•	St Malachy's PS	2.2 miles
	St Comgall's PS	2.5 miles
	St Columbananus' College, Bangor	2.5 miles

The Local Area

	Bloomfield Shopping Centre	1	mile
•	Eddie Irvine Sports	1.4	miles
•	Ward Park	1.5	miles
•	Bangor Golf Club	2	miles
•	Bangor Castle Walled Garden	2	miles
•	Bangor Aurora	2.1	miles
•	Bangor Marina	2.5	miles
•	Clandeboye Golf Club	2.5	miles
•	Groomsport	3.8	miles
•	Donaghadee	5.8	miles

SELLING AGENT



www.templetonrobinson.com

DEVELOPER



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