



Spacious detached home set on a mature site within this much sought after residential location on the periphery of Bangor. Presented to a high specification throughout and offering a wealth of adaptable family accommodation which can be changed to suit one's own individual family needs.

Presently used as ground floor cloakroom, lounge, dining room, family room, study, kitchen with casual dining area, utility room, and on the first floor five bedrooms to include principal room with ensuite shower room, and spacious family bathroom. Externally the property enjoys an enclosed garden and further secure driveway which is ideal for boat / caravan storage. Local shops, renowned schools, churches, Bloomfield shopping centre and the ring roads for the commuter are all within easy reach. All the amenities of Bangor town centre are also a short drive away.

We have no hesitation in recommending viewing of this superb home and only on internal inspection can one truly appreciate all it has to offer.

Offers Around
£395,000

55 Chatsworth,
Bangor,
BT19 7AW

Viewing by
appointment
through agent
028 9042 4747



- Detached Family Home Occupying a Generous Site in a Quiet Cul de Sac
- Well Presented Throughout
- Lounge / Dining Room / Family Room / Study
- Modern Kitchen and Casual Dining Area
- Spacious Utility Room
- Ground Floor Cloaks with Low Flush Suite
- 5 First Floor Bedrooms -Principal Room with Ensuite Shower Room
- Family Bathroom
- Oil Fired Central Heating System / Double Glazing Windows
- Integral Double Garage / Gardens to Front and Generous to Rear
- Further Secure Parking Area ideal for Caravan / Boat Storage
- Popular & Sought After Location

The Property Comprises:

Ground Floor

RECEPTION HALL: Corniced ceiling, wired for wall lights, cloaks cupboard.



CLOAKROOM: White suite comprising vanity unit with storage under, low flush wc, ceramic tiled floor.

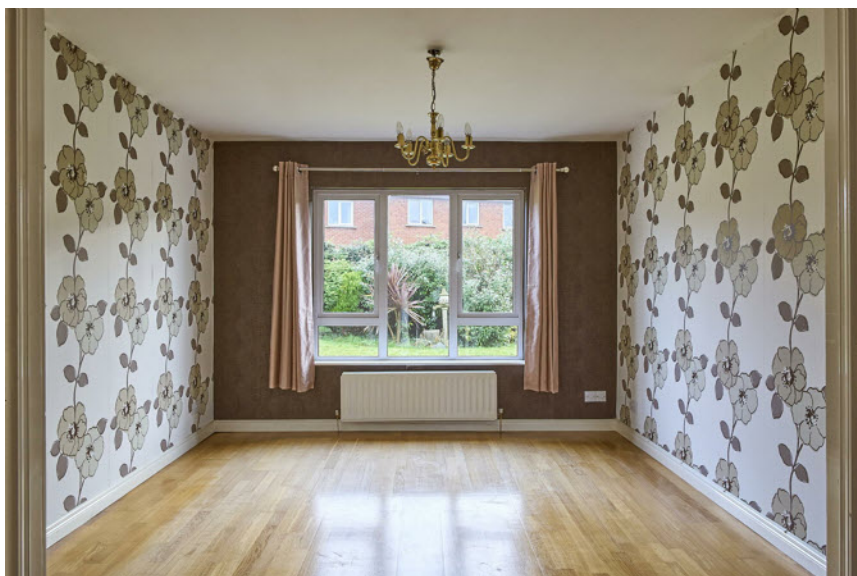
LOUNGE: 19' 2" x 13' 4" (5.84m x 4.06m) (into bay). Marble fireplace. Enclosed multi fuel fireplace, cornice ceiling.



Telephone 028 9042 4747
www.templetonrobinson.com

From hall: Double doors to:

DINING ROOM: 13' 3" x 10' 10" (4.04m x 3.3m) Hardwood floor.



FAMILY ROOM: 13' 6" x 10' 0" (4.11m x 3.05m) Hardwood floor, recessed downlighting, cornice ceiling, sliding doors to garden.



STUDY: 13' 4" x 8' 11" (4.06m x 2.72m) Laminate wooden floor.



KITCHEN WITH CASUAL DINING AREA: 16' 7" x 12' 9" (5.05m x 3.89m) Walnut modern fully fitted kitchen with excellent range of high and low level units, granite work surfaces. Five ring gas hob, Hotpoint extractor fan and canopy. Hotpoint double oven, integrated fridge/freezer. Double stainless steel sink unit with mixer tap, Bosch dishwasher. Island unit with breakfast bar, tables, drawers and built-in wine rack, ceramic tiled floor, spotlighting.



UTILITY ROOM: Single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, range of cupboards, laminate wooden floor, access to garage.

First Floor

Spacious landing, recessed downlighting, linen closet.



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PRINCIPAL BEDROOM: 18' 5" x 13' 5" (5.61m x 4.09m) To include ensuite. Range of built-in furniture including robes, drawers and dressing table unit, recessed down lighting.

ENSUITE SHOWER ROOM: White suite comprising pedestal wash hand basin with mixer taps, low flush wc, bidet, fully tiled shower cubicle with independent electric Mira shower unit, extractor fan.



BEDROOM (2): 14' 1" x 10' 10" (4.29m x 3.3m) Built-in robes, cupboards, drawers, shelves and desk.

BEDROOM (3): 12' 5" x 9' 8" (3.78m x 2.95m)



BEDROOM (4): 13' 2" x 8' 7" (4.01m x 2.62m) Built-in robes and drawers.

BEDROOM (5): 14' 7" x 8' 6" (4.44m x 2.59m)



BATHROOM: White suite comprising free standing bath, mixer taps and telephone hand shower, wash stand with wash hand basin and mixer taps, low flush wc, shower cubicle with shower unit with rain head shower, ceramic tiled floor, fully tiled walls. Recessed downlighting, extractor fan, LED lighting.



Outside

GARAGE: 26' 0" x 17' 1" (7.92m x 5.21m) (at widest points). Automatic up and over door, light and power, oil fired boiler, pressurised water system.

Gardens to front and generous to rear laid out in lawns and flowerbeds. Outside water tap and light. Garden spotlighting. Tarmac driveway with ample parking. Further secure parking area ideal for caravan/boat/storage. Further secure area ideal for dog run.





Location:

Leaving Bangor proceed along Gransha Road past roundabout and take fifth left into Chatsworth.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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Energy Rating

Epc Type: Domestic

Current: D62

Potential: D67

EPC Landmark Code: 4820-0529-0195-3103-0423

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	62	67
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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