

**RODGERS
&
BROWNE**

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PROPERTY MANAGEMENT

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SALE AGREED



**25 Walmer Grove
Bangor
BT19 1GR**

*Offers around
£295,000*

The Owners perspective:

"We chose the house because we liked the layout and it offered us excellent space - for all the family. We especially liked the large Dining/Kitchen and walled rear garden.

The excellent reputation of Dunlop Homes was also a factor and even though the house came with a 10 year NHBC Warranty Dunlops expertise has meant we have had no problems with the house at all.

Walmer Grove is a quiet, convenient location and the variety of homes and finishes make this a lovely place to live."

76 High Street, Hollywood, BT18 9AE

Tel: 028 9042 1414



The Facts You Need To Know:

Four Double Bedrooms

Two Reception Rooms

Large Dining Kitchen With Excellent Range
Of Units & Bosch Equipment

UPVC Double Glazed Windows

Phoenix Natural Gas Central Heating

Garage & Wide Driveway For Extra Parking

10 Year NHBC Warranty From 2005

Cloakroom, Family Bathroom & En Suite

Also Of Interest:

Excellent Decorative Order

Easily Managed Gardens On Corner Site

Rear Walled Garden Ideal For Young Children Or
Pets

Very Convenient To Bangor & Belfast

Springhill Shopping Centre & Leisure Facilities
Close By

Cul-de-sac With No 'Through' Traffic

Lovely Variety Of House Designs & Styles In This
Much Admired Dunlop Homes Scheme



THE PROPERTY COMPRISES:

Ground Floor

Hardwood front door with double glazed panels to...

ENTRANCE HALL: Laminate timber effect flooring. Storage under stairs.

CLOAKROOM: Pedestal wash hand basin, low flush W.C., laminate timber effect flooring.

DRAWING ROOM:
15' 9" x 12' 9" (4.8m x 3.89m)
 Feature fireplace, slate surround and hearth. Cornice ceiling.

DINING OR LIVING ROOM:
12' 9" x 11' 0" (3.89m x 3.35m)
 Laminate timber effect flooring.

KITCHEN/DINING ROOM:
27' 0" x 10' 9" (8.23m x 3.28m)
 'Franke' one and a half tub single drainer stainless steel sink unit, mixer taps, extensive range of high and low level cupboards with laminate roll top worktops, BOSCH four ring stainless steel gas hob and electric oven, stainless steel extractor canopy with light, BOSCH integrated dishwasher, plumbed for American fridge/Freezer. UPVC double glazed doors to rear garden. Laminated ceramic effect floor. Fireplace with inset gas stove, reclaimed brick surround and hearth.

UTILITY ROOM:

9' 6" x 5' 6" (2.9m x 1.68m)
 Single drainer stainless steel sink unit with mixer taps, range of beech high and low level units, laminate roll top worktops, part tiled walls, plumbed for washing machine, hardwood double glazed door to enclosed rear garden.

Staircase with pine spindles and handrail to first floor

First Floor

BEDROOM (1):
13' 9" x 12' 9" (4.19m x 3.89m)
 Extensive range of built-in robes in lined oak finish, full length dressing mirrors.

EN SUITE: Fully tiled shower cubicle, Aqualisa thermostatically controlled shower unit, pedestal wash hand basin, mixer taps, low flush W.C., half tiled walls, extractor fan, recessed lighting.

BEDROOM (2):
12' 9" x 11' 0" (3.89m x 3.35m) (max)
 Excellent range of built-in robes, cupboards above and built-in dressing table.

BEDROOM (3): 13' 3" x 12' 9" (4.04m x 3.89m)

BEDROOM (4): 12' 3" x 11' 0" (3.73m x 3.35m)

FAMILY BATHROOM: White suite comprising panelled bath with mixer taps, fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, low flush W.C., half tiled walls, recessed lighting, extractor fan.

Landing

Large linen press with radiator

ROOFSPACE: Storage installed, floored, light and power, potential for conversion for additional rooms if required (subject to relevant permissions).

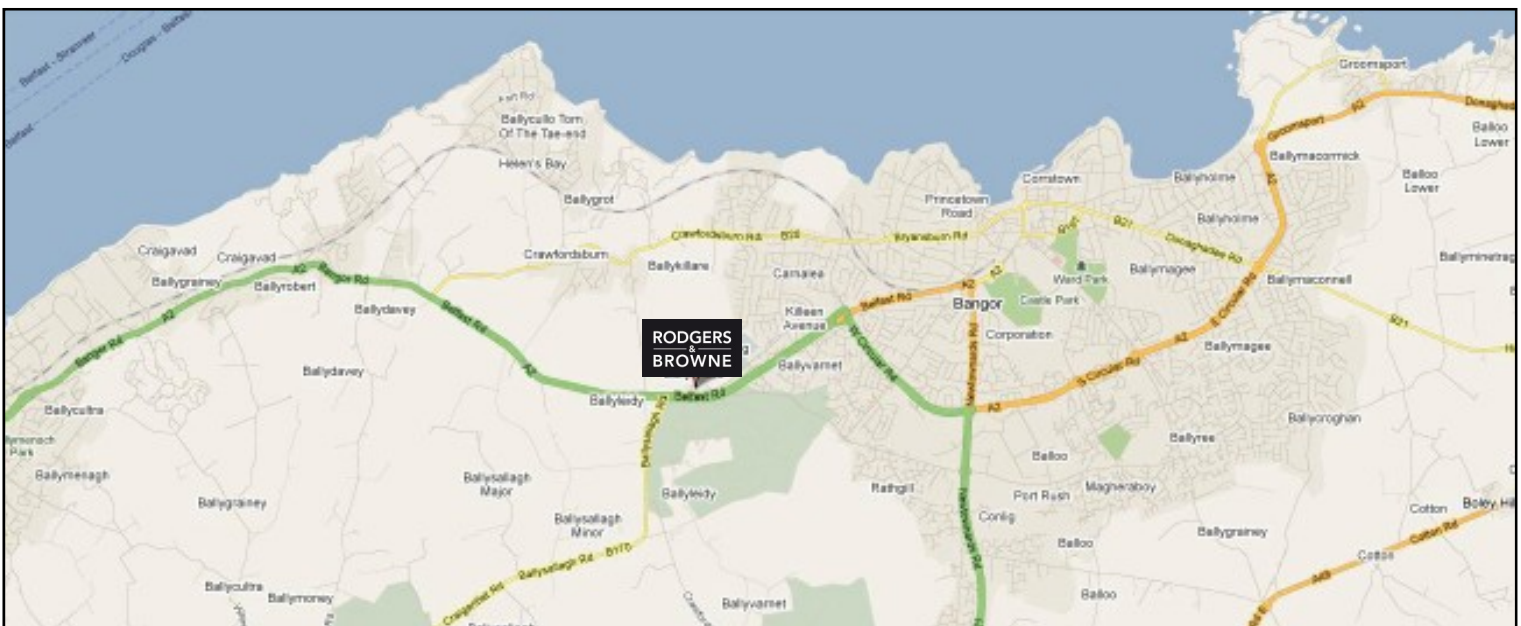
Outside

GARAGE: 19' 9" x 10' 9" (6.02m x 3.28m)
 Roller door. Light and power. Wide brick paved driveway and parking for several cars. Phoenix natural gas central heating boiler. Floodlight.

Easily managed gardens to front and side. Walled in to rear in lawns, flowerbeds and shrubs.



Location: Just past Dickson's Garden Centre on Belfast Road heading towards Bangor Walmer Grove is on the left hand side.



Disclaimer

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