

RODGERS & BROWNE

69 Killaire Park, Carnalea
Bangor West, BT19 1EJ

offers around £349,950



THE AGENTS PERSPECTIVE...

We have thoroughly enjoyed living in this wonderfully unique home. The design is clever and the site is very quiet and secluded.

The gardens are mature yet easily maintained and, with the balcony overlooking the garden, it is perfect for watching the children play or enjoying a glass of wine on a summer evening.

The location is great for walks along the coast and for easy access to bangor and belfast with good schools and the train and bus stops closeby



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414



Living room



Split level entrance hall



Living room with corner picture window



Dining room

THE FACTS YOU NEED TO KNOW...

A uniquely designed detached family home set on a quiet corner site

Deceptively spacious accommodation set over three floors comprising of living room opening to dining room and additional snug

Luxury kitchen opening to casual dining and sitting area

Separate utility room

Four bedrooms, master with ensuite, guest with dressing room/potential ensuite (if required) plus main bathroom

Double glazing

Within five minutes of Carnalea train station, Carnalea Golf Club and the Ulster Way

Oil fired central heating

Shared tarmac driveway

Single garage with additional storage area

Enclosed courtyard to the front offering that perfect BBQ area

Balcony overlooking rear garden



Kitchen



L-Shaped kitchen and casual sitting area



Hallway

The Property Comprises...

Ground Floor

COVERED OPEN PORCH

With tongue and groove panelled ceiling. uPVC wood effect front door with glazed side panels leading to...

FEATURE SPLIT LEVEL ENTRANCE HALL

With vaulted white tongue and groove panelled ceiling, double glazed velux window. Solid wood floor. Staircase to...

Upper Level

LIVING ROOM

18' 11" x 11' 8" (5.77m x 3.56m)

Solid Oak glazed door. Double sided gas fire, painted brick chimney breast. Tongue and groove vaulted ceiling, corner picture window looking into rear garden. Glazed door to timber sun deck. Open tread staircase to second floor level. Recessed low voltage lighting. Step up to...

DINING ROOM

11' 8" x 11' 1" (3.56m x 3.38m) At widest points.

Tongue and groove panelled ceiling, floor to ceiling corner window looking over sun deck into rear garden. Recessed low voltage lighting. Serving hatch (no longer in use). Steps down to...

SNUG

7' 5" x 8' 1" (2.26m x 2.46m)

Built-in L-shaped seating, built-in shelves, tongue and groove panelled ceiling. Recessed low voltage lighting.

SMART MODERN L-SHAPE KITCHEN & CASUAL SITTING AREA

18' 6" x 16' 9" (5.64m x 5.11m)

1.5 tub single drainer Franke stainless steel sink unit with mixer taps. Excellent range of white high and low level cupboards with stainless steel and chrome detail. Starburst white granite work surfaces. Excellent range of built-in Bosch appliances including double oven, four ring ceramic hob, cooker canopy and extractor, dishwasher, integrated fridge and freezer. Ceramic tiled floor. Partly tiled walls.

CASUAL DINING/LIVING AREA

Feature projecting bay windows overlooking rear garden and courtyard. Ceramic tiled floor. Painted tongue and groove panelled ceiling with skylight.

UTILITY ROOM (On Entrance Level)

Ceramic tiled floor, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, built-in cupboards, separate low flush WC, uPVC door to courtyard. Separate boiler room. Oil fired central heating boiler.



Master bedroom

Second Floor

Open tread staircase from Lounge to...

LANDING

Double glazed velux window. Built-in cupboards and office space. Recessed low voltage lighting.

BEDROOM (4)

11' 7" x 8' 7" (3.53m x 2.62m)

Tongue and groove panelled ceiling, built-in cupboards. Large double glazed velux window with superb lough views.

PLAYROOM

10' 1" x 7' 4" (3.07m x 2.24m) Double glazed velux window with superb lough views. Access to eaves storage. Built-in shelving.

Lower Level

Cloaks cupboard under stairs. Separate built-in robe.

MASTER BEDROOM

16' 5" x 11' 6" (5m x 3.51m)

Excellent range of built-in robes and built-in cupboards, corner window and glazed door to patio and garden. Recessed low voltage lighting.

BRIGHT ENSUITE SHOWER ROOM

Feature wash hand basin with chrome towel rail and glass display shelving. Low flush WC, fully tiled walls. Heated towel rail. Slate tiled floor, double glazed velux window. Feature corner shower cubicle with rain shower head. Extractor fan. Wall lights.

BEDROOM (2)

11' 0" x 9' 5" (3.35m x 2.87m)

Built-in robes, leading to...

DRESSING ROOM/POTENTIAL EN SUITE OR BEDROOM

10' 7" x 9' 7" (3.23m x 2.92m)

BEDROOM (3)

10' 5" x 8' 0" (3.18m x 2.44m) At widest points. Built-in furniture comprising desk, drawers, shelving, wardrobes and cupboards.

FAMILY BATHROOM

White suite comprising low flush WC, shower cubicle, wash hand basin in vanity unit and panelled bath with hand shower and mixer tap. Extractor fan, Fully tiled walls. Recessed low voltage lighting. Hotpress.



Bedroom two



Bedroom three



Rear garden

Outside

LARGE SINGLE GARAGE

27' 9" x 11' 9" (8.46m x 3.58m) At widest points. Electric up and over door. Light and power. Built-in storage cupboards. uPVC window and door. Driveway, automatic floodlight. Concealed oil tank. Mature screened gardens in lawns, flowerbeds, shrubs, mature trees, fencing and hedges. Paved patio areas and external security lighting. Barbecue area. Enclosed, walled courtyard with Tegula paving and raised railway sleeper beds. First floor sun deck. Outside water taps.

Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

	Current	Potential
Very energy efficient • lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		46
F 21-38	28	
G 1-20		
Not energy efficient • higher running costs		

TENURE

TBC.

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2017/2018 is TBC.

MANAGEMENT CHARGES

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VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling towards Bangor on the Crawfordsburn Road, Killaire Park is on the left.



69 Killaire Park, Carnalea, Bangor West, BT19 1EJ



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&
BROWNE**

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