



Approached by a private driveway, this deceptively spacious detached family home enjoys a delightful position within this much sought after and highly regarded area of Carnalea. The property is situated within close proximity to delightful coastal walks and also a few minutes walk from Carnalea railway halt.

The property itself offers excellent family accommodation with well proportioned, comfortable living areas, with the added benefit of sea views from the first floor, four well proportioned bedrooms - two with en suites, and all which is complemented by well stocked, private gardens.

Recent sales in this locality have proven extremely successful and, with so much on offer, early viewing is a must.

Offers Around  
£385,000

17 Marlborough Park  
BANGOR  
County Down  
BT19 1HL

Viewing by  
appointment with  
& through agent  
028 9042 4747

- **Deceptively spacious family home in Carnalea with Lough glimpses from the 1st Floor**
- **Excellent decorative order throughout**
- **Lounge and Dining Room**
- **Light Oak Kitchen**
- **White Bathroom Suite on Ground Floor**
- **Well proportioned Bedrooms - 2 with En Suite Shower Rooms**
- **Private site with gardens in lawns, patio areas etc**
- **Detached Garage with twin access / Additional driveway with ample parking**
- **Phoenix Gas heating / uPVC double glazed windows**
- **Popular and sought after location**

## Property Comprises

Ground Floor

uPVC Front Door

ENTRANCE HALL: Solid oak floor.

Cloakroom downstairs.







LOUNGE: 22'4" x 12'0" (6.81m x 3.66m) (into bay) - Mahogany fire place, marble inset and hearth, gas coal fire, feature floor to ceiling window.



DINING: 14'4" x 12'11" (4.37m x 3.94m) (into bay)



KITCHEN: 16'5" x 9'1" (5.00m x 2.77m) Cream kitchen with excellent range of high and low level units, laminate work surfaces, 4 ring gas hob, extractor fan and canopy, stainless steel sink unit, mixer tap, NEFF integrated dishwasher, STOVES gas double oven, vegetable baskets, AEG washing machine, integrated fridge freezer, glazed display cabinet, pull out breakfast table, part tiled walls, ceramic tiled floor.

uPVC door to garden.





BATHROOM: White bathroom suite comprising panelled bath, mixer tap, telephone hand shower, vanity unit with mirror, low flush wc, separate fully tiled shower cubicle, MIRA Excel shower unit, ceramic tiled floor, fully tiled walls, low voltage spot lighting.

Hotpress Built-in shelving, WILLIS type immersion heater.



First Floor

MASTER BEDROOM: 13'3" x 11'11" (4.04m x 3.63m) Walk-in wardrobe, hanging space and shelves, separate built-in cupboard, excellent range of built-in robes, drawers etc and separate built-in cupboard.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, New Team shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floors, fully tiled walls, low voltage spot lighting, extractor fan.



BEDROOM (2): 14'5" x 11'3" (4.39m x 3.43m) Double built-in range of robes, low voltage spot lighting, access to roofspace.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, New Team thermostatic shower unit, pedestal wash hand basin, ceramic tiled floor, Velux window, extractor fan.

BEDROOM (3): 12'2" x 9'0" (3.71m x 2.74m) Lough Views, Double built-in robe.

CLOAKROOM: Low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floors.

BEDROOM (4): Lough View, built-in book shelves.



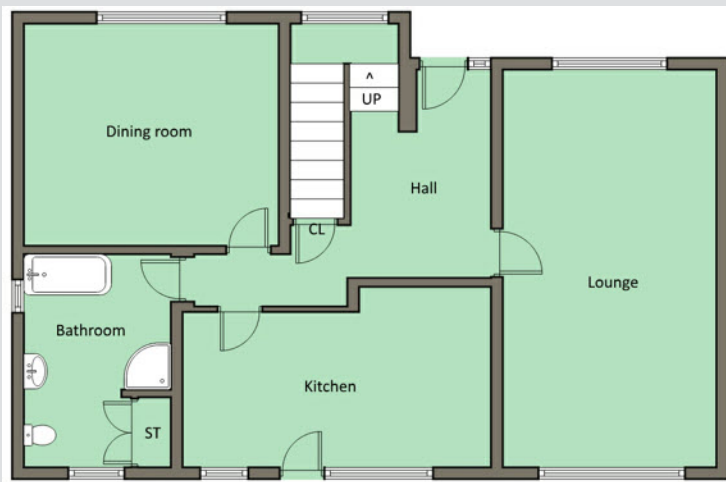
DETACHED MATCHING GARAGE: 17'4 x 12'5" (5.28m x 3.78m) Two up and over doors (one at front and one at rear of garage), loft storage.

Utility Area - plumbed for washing machine, gas fired boiler.

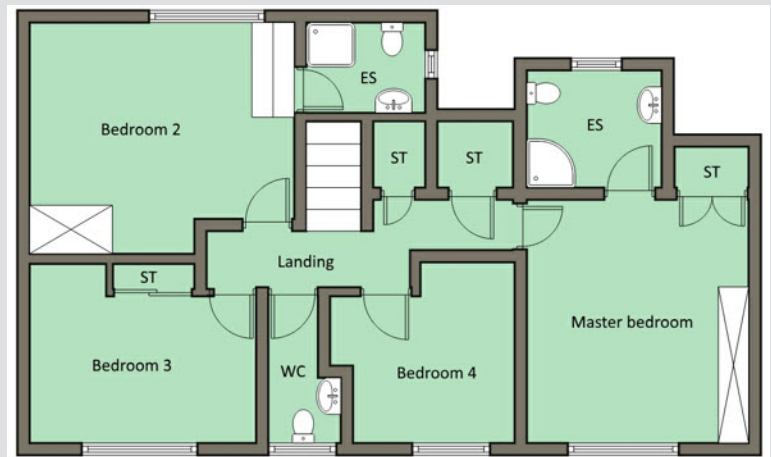


## Floor Plans

### Ground Floor



### First Floor



#### OUTSIDE:

Tarmac driveway with ample parking.

Front garden in lawns.

Private and enclosed rear garden laid in lawn, paved patio area.

Mature shrubs and trees.

Enclosed bin area.

Additional private driveway with access from Belair Avenue onto Killaire Park.





## LOCATION:

Travelling out of Bangor on the Crawfordsburn Road, turn right into Station Road and Marlborough Park is on the left hand side.



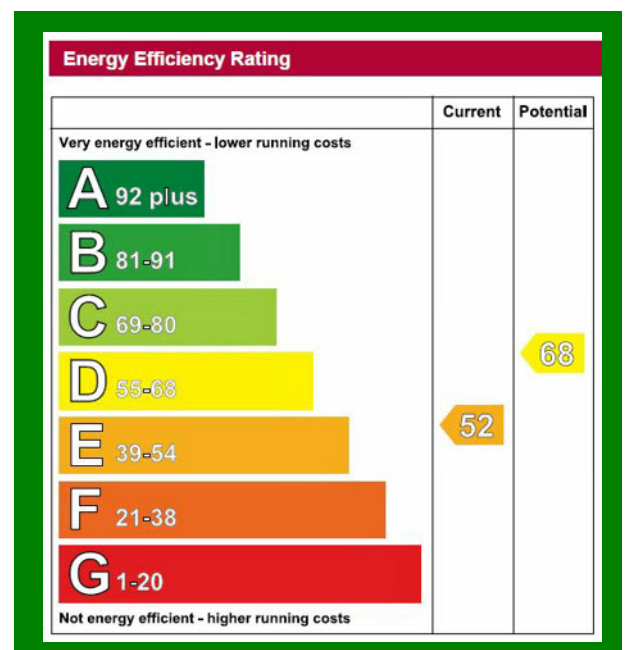
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