



Reeds Rains

· Since 1868 ·

KENSINGTON PARK

BANGOR



THE PROPERTY

This beautifully appointed detached family home extends to c. 2400 square feet and is situated in Kensington Park, one of Bangor West's most desirable residential locations. This wonderful location provides easy access to fabulous coastal walks and the property enjoys delightful sea views to the rear. Modern day necessities including double glazing, oil fired heating and a modern shower room have been installed to meet the needs of even the

most discerning of purchasers. The feeling of space continues outside with mature private gardens to the front and rear in lawns, decking and patio. With leading schools close by, commuting to Belfast is made easy via road and rail with Bangor West halt a few minutes walk away.



“Situated in the heart of Bangor West”



PROPERTY DESCRIPTION

ENTRANCE PORCH
RECEPTION HALL
CLOAKROOM
LOUNGE 25'9" (into bay) x 12'9"
open plan to
DINING ROOM 12'2" x 9'4"
LIVING ROOM 17'7" (into bay) x 12'10"
KITCHEN 13'11" x 12'1"
open plan to
BREAKFAST ROOM 12'10" x 9'10"

FIRST FLOOR LANDING
BEDROOM ONE 12'9" x 12'9"
BEDROOM TWO 13'9" x 12'10"
BEDROOM THREE 13'9" x 11'0"
BEDROOM FOUR 9'11" x 8'2"
BEDROOM FIVE 9'3" x 6'5"
EN SUITE SHOWER ROOM
SHOWER ROOM
CLOAKROOM/WC
OUTSIDE GARDENS FRONT AND REAR



“Stunning views over Belfast Lough”



OUR VIEW

- * Detached Double Fronted Family Home
- * Five First Floor Bedrooms
- * Through Lounge Dining Room, Living Room and Breakfast Room
- * Fitted kitchen
- * Shower Room with Modern White Suite
- * Ground and First Floor Cloakroom/ WC
- * Oil Fired Central Heating
- * Double Glazed Windows
- * Driveway to Integral Garage
- * Mature Rear Gardens in Lawns and Decking with Views
- * Offers in the region of £375,000



LOCATION

Bangor is a large town in County Down, Northern Ireland. It is a seaside resort on the southern side of Belfast Lough and within the Belfast Metropolitan Area. It functions as a commuter town for the Greater Belfast area, which it is linked to by the A2 road and a direct railway line, usually known as the Bangor Line. Bangor is situated 13.6 miles (22 km) east from the heart of Belfast, not far from George Best Belfast City Airport.

DIRECTIONS

Travelling along Maxwell Road from Bryansburn Road take the first turn on the left hand side into Kensington Road, leading to Kensington Park and the property is on the left hand side.

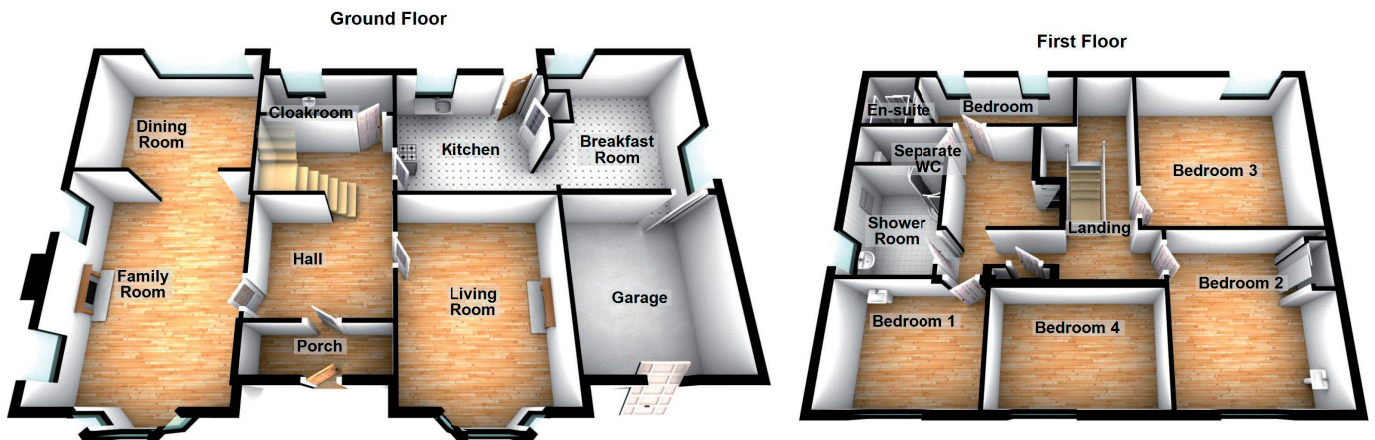


FLOOR PLAN

See Below . Illustrative purposes only and not to scale.

Reeds Rains
Bangor
18 Main Street
Down

02891 463721
bangor_ni@reedsrains.co.uk



www.reedsrains.co.uk

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, County Antrim, Northern Ireland BT4 3EX (Tel: 02890 655555), 18 Main Street, Bangor, County Down, Northern Ireland BT20 5AG (Tel: 02891 463721), 425 Lisburn Road, Belfast, County Antrim, Northern Ireland, BT9 7EZY (Tel: 02891 463721), 10 High Street, Carrickfergus, County Antrim, Northern Ireland BT38 7AF (Tel: 02893 351727), 8 & 8a Cammoney Road, Glengormley, County Antrim, Northern Ireland BT36 6HN (Tel: 02890 843427), 14-16 Market Street, Lisburn, County Antrim, Northern Ireland BT28 1AB (Tel: 02892 675321), and 2 Frances Street, Newtownards, County Down, Northern Ireland BT23 4JA (Tel: 02891 814144), are operated by Favscio NI Limited which is independently owned by Favscio NI Limited under a licence from Reeds Rains Limited. Favscio NI Limited is registered in England with company number 8303661. Registered office: 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD.

476749_152735

 **Reeds Rains**

RRR1065 07/2017