

8 Laragh Park,  
Bangor, BT20 4PZ



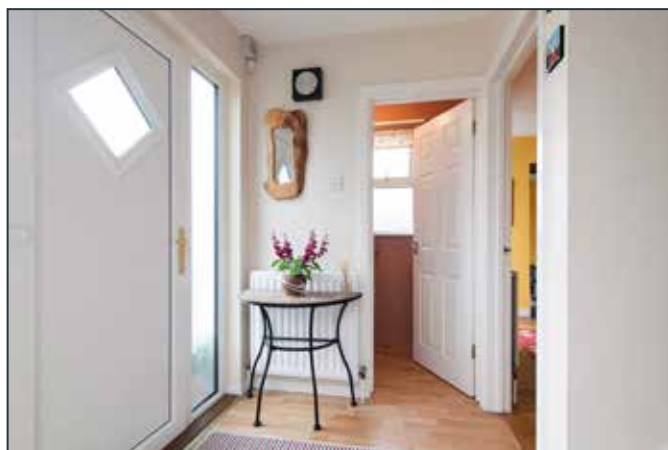
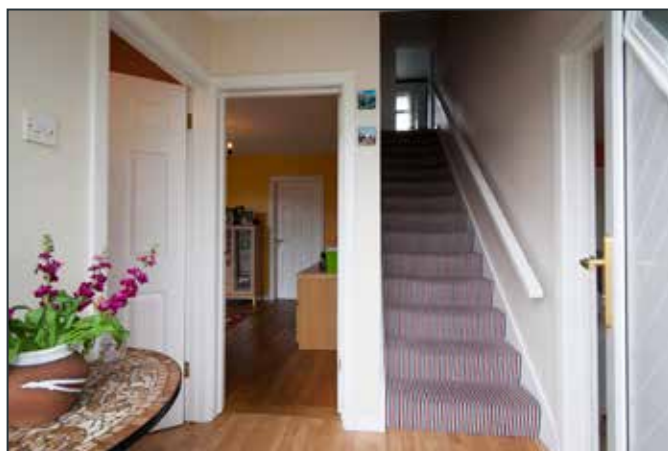
Offers Over £299,950

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## KEY FEATURES

- Detached property in popular residential address
- Quiet cul de sac location
- Set on a generous level and private corner site
- Four well proportioned bedrooms
- Master suite with shower room
- Bedroom 2 with ensuite
- Bedroom 4 with potential to be a study or annex as has separate stairs to side
- Living room with feature wood burning stove
- Study area
- Sitting room with large picture window
- Kitchen/dining room
- Conservatory overlooking rear private and enclosed gardens
- Utility room
- Downstairs WC
- Family bathroom on first level
- Driveway with parking for 2-3 cars
- Garage
- Mature gardens to front, side and rear with edged lawns, paved patio, shrubs and trees
- Oil fired central heating
- Double glazed







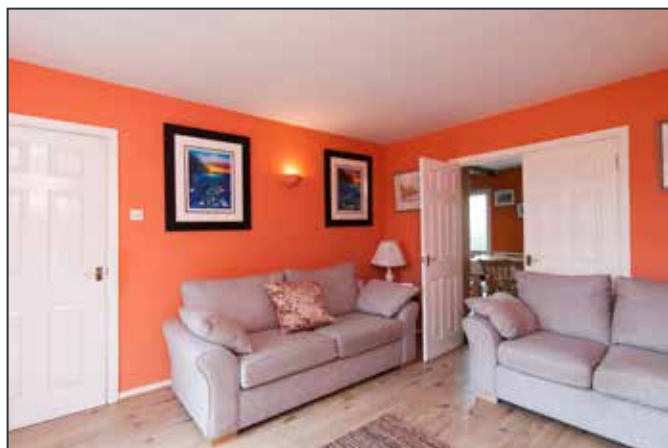
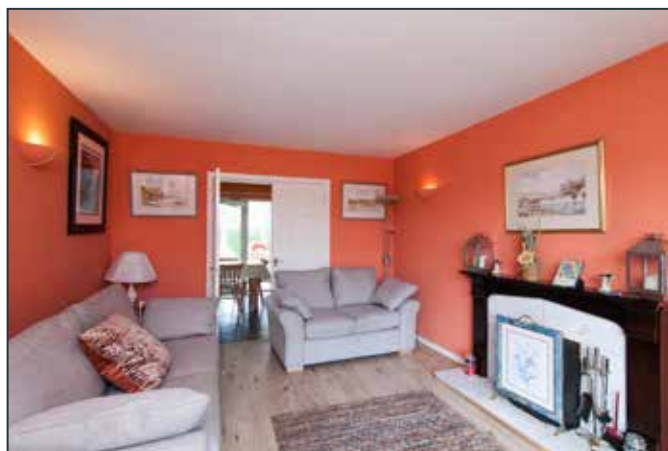
## SUMMARY

We are delighted to present this detached property in the popular and conveniently location of Laragh Park, situated off Chippendale Avenue. Only a short distance from Ballyholme Bay, local schools, transport links, many amenities and main arterial routes to Holywood, Newtownards and Belfast.

The property offers generous accommodation on two levels. On the ground floor there is ample entertaining space with five reception rooms. There is a large open plan study and living space split with a feature wood burning stove, sitting room, kitchen with dining space opening to a conservatory which overlooks the private and enclosed rear gardens. There is also a downstairs WC and utility room with access to the garage. On the first floor there are four bedrooms, family bathroom and storage space. The master bedroom opens to a shower area and bedroom two has the benefits of an en suite shower room. Bedroom four has access via a stairway from the side of the property.

Outside there are mature shrub beds, hedging and trees which make the corner site very private and enclosed, with patio space from the kitchen and conservatory. To the front there is a generous driveway with ample parking space. The property further benefits from oil fired central heating, double glazed windows and PVC fascias and soffits.

Internal viewing is highly recommended. Contact our North Down branch to arrange a viewing on 02890 428989.



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## THE PROPERTY COMPRISES:

### GROUND FLOOR

PVC entrance door with glazed side panels.

#### ENTRANCE HALL:

Wood laminate floor.

#### CLOAKROOM:

Corner wash hand basin, low flush WC, wood laminate floor.

#### LIVING ROOM:

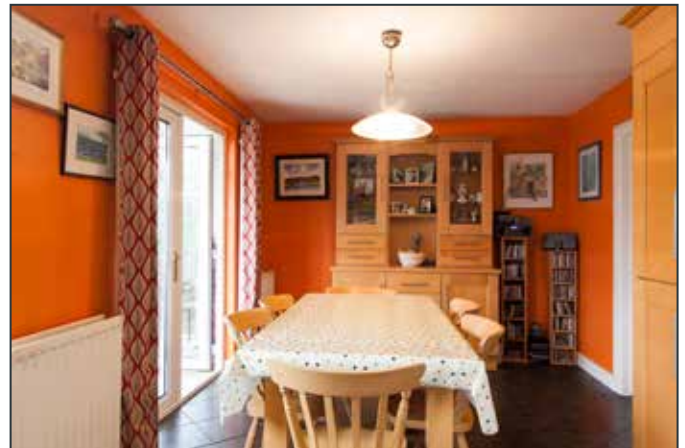
**15' 2" x 11' 3" (4.62m x 3.43m)**

Open fire with wooden surround, marble inset and hearth, wood laminate flooring, wired for wall lights, large picture window overlooking gardens, double doors to Kitchen/Dining.

#### KITCHEN/DINING:

**26' 3" x 10' 4" (8m x 3.15m)**

Good range of high and low level units, stainless steel single drainer sink unit with mixer taps, 5 ring gas hob with stainless steel extractor hood, integrated double oven, plumbed for dishwasher, space for American fridge freezer, dresser with display cupboards, breakfast bar, space for 6 seater dining table and chairs, tiled floor, recessed lighting, double doors to conservatory, PVC glazed door to rear garden.







**CONSERVATORY:**

**13' 10" x 11' 3" (4.22m x 3.43m)**

Wood laminate floor, double opening doors to patio.

**STUDY:**

**11' 3" x 10' 3" (3.43m x 3.12m)**

Wood strip floor, feature wood burning stove, open to and steps down to:

**SITTING ROOM:**

**12' 8" x 11' 5" (3.86m x 3.48m)**

Large picture window, wood strip floor, recessed lighting.

**UTILITY ROOM:**

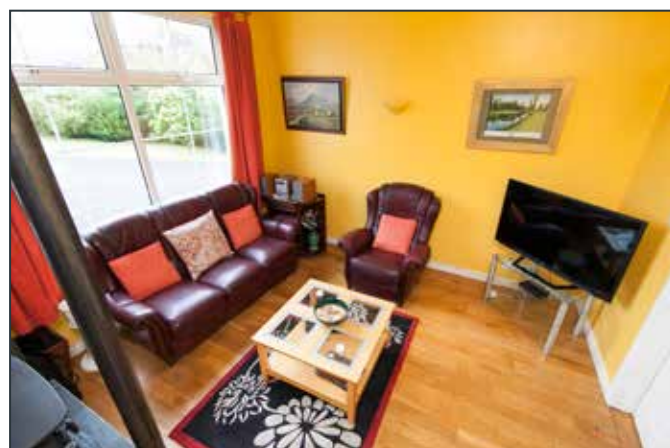
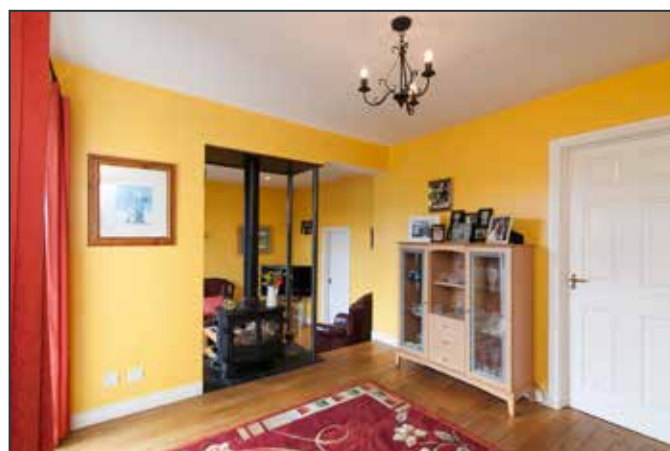
**11' 7" x 6' 9" (3.53m x 2.06m)**

Range of high and low level units with stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, ducted for tumble dryer, tiled floor, access to rear patio and to garage.

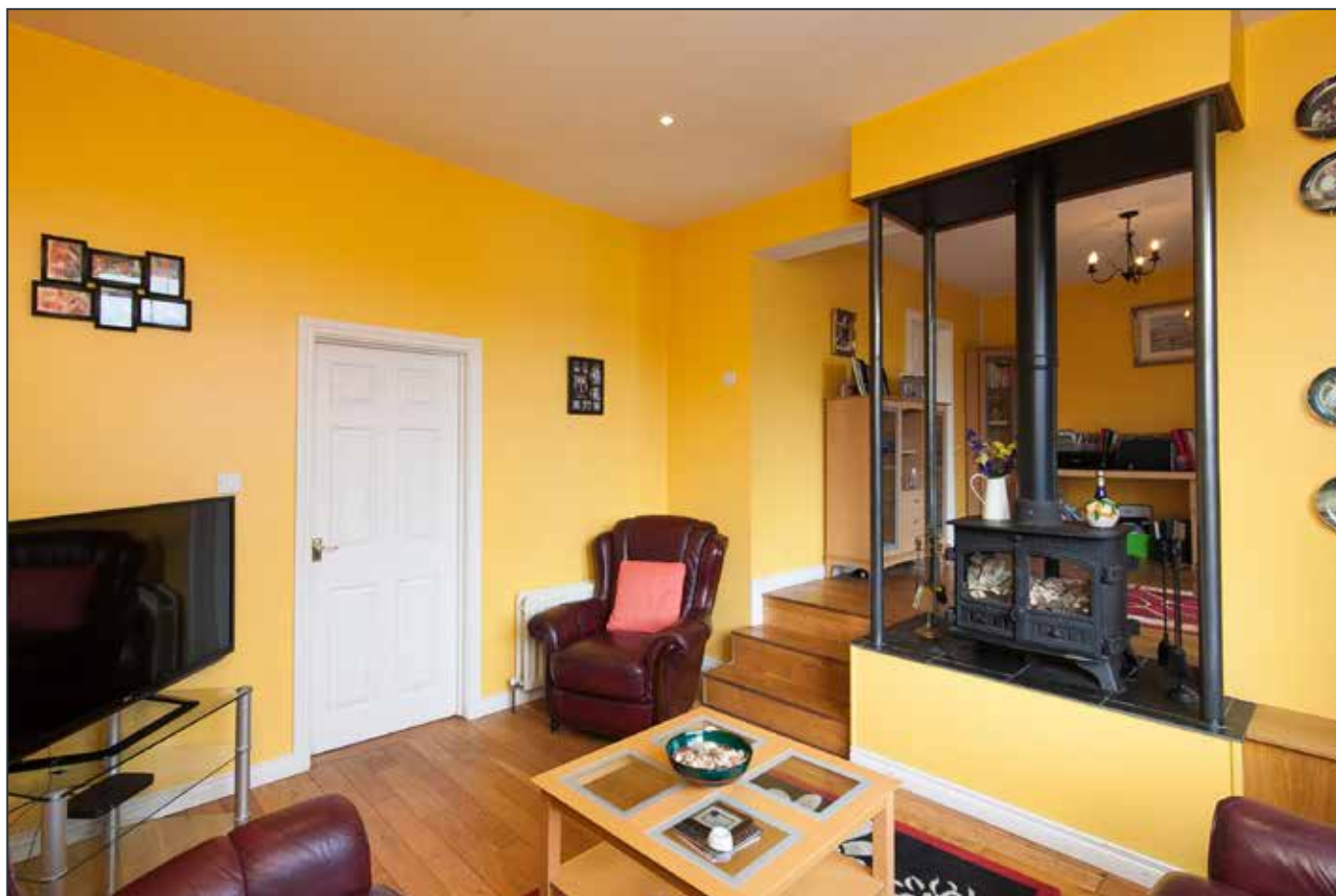
**GARAGE:**

**19' 7" x 11' 7" (5.97m x 3.53m)**

Roller door, oil fired boiler, power and light.



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## FIRST FLOOR

### LANDING:

Laminate wood flooring, storage cupboard with hot water tank and shelving, access to fully floored roofspace.

### MASTER BEDROOM:

**17' 6" x 11' 10" (5.33m x 3.61m)**

Full length built in mirrored robes, wood laminate flooring.

### ENSUITE SHOWER ROOM:

**10' 3" x 7' 11" (3.12m x 2.41m)**

Inset wash hand basin with vanity below, corner shower enclosure with chrome shower fittings, tiled floor, recessed lighting.





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#### **BEDROOM (2):**

**12' 6" x 11' 3" (3.81m x 3.43m)**

Wood laminate floor, built in robes.

#### **ENSUITE SHOWER ROOM:**

White suite comprising: Low flush WC, inset wash hand basin with vanity unit beneath, corner shower cubicle with electric shower, heated towel rail, tiled floor, fully tiled walls, recessed lighting.

#### **BEDROOM (3):**

**11' 3" x 9' 3" (3.43m x 2.82m)**

Wood laminate floor, good range of built in robes.

#### **BEDROOM (4):**

**16' 0" x 11' 8" (4.88m x 3.56m)**

Wood laminate floor, built in mirrored robes, storage cupboard with shelving, access to side via staircase.



#### **BATHROOM:**

**16' 6" x 6' 8" (5.03m x 2.03m)**

White suite comprising: Low flush WC, inset wash hand basin with vanity unit below, shower enclosure with chrome shower fittings, corner bath with chrome mixer taps and hand held shower attachment, tiled floor, fully tiled walls, recessed lighting.







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## OUTSIDE

Rear patio, mature shrub beds, mature hedge boundary, garden laid in lawns, outside light, water supply.

Front garden with mature shrub and hedge boundary laid in lawns, tarmacked driveway with parking for 2-3 cars.



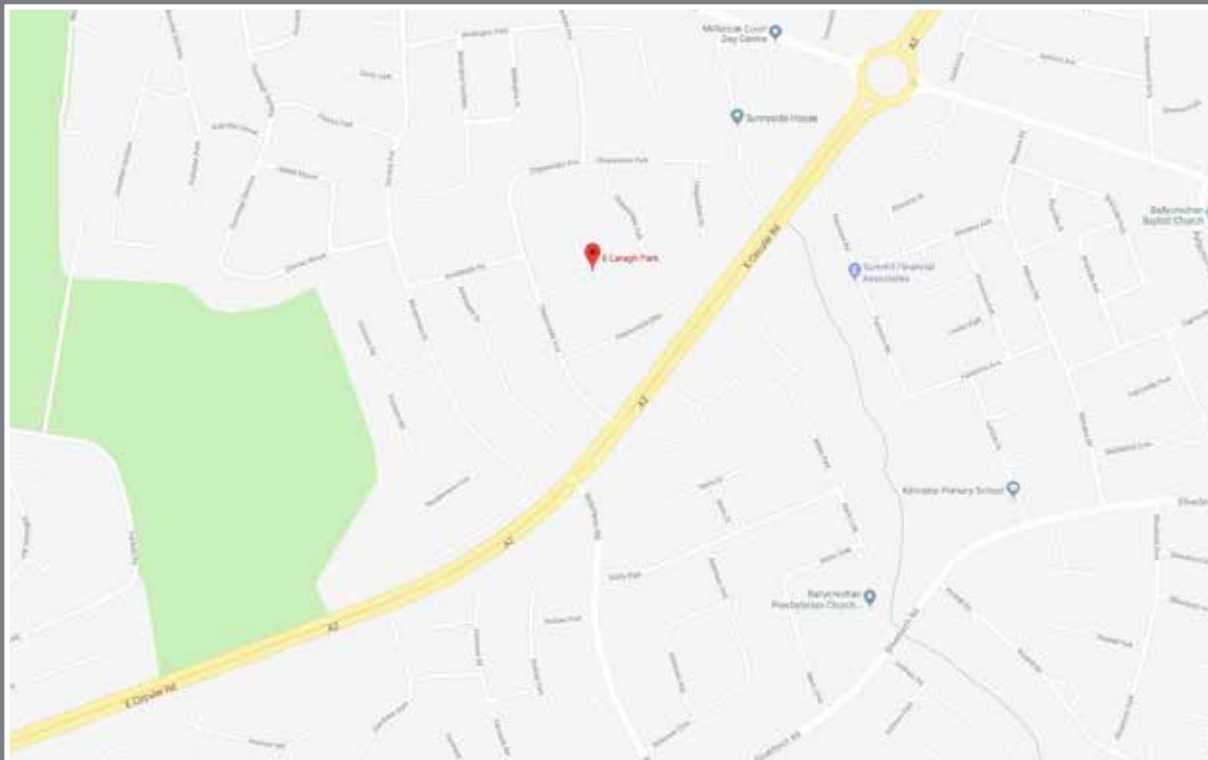




All measurements are approximate and for display purposes only.

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# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
60 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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