



Independent
PROPERTY ESTATES

THE HOUSE SOLD NAME IN ESTATE AGENCY

5C

BROMPTON ROAD, BANGOR



Stunning contemporary
New Build Residence

5C

BROMPTON ROAD, BANGOR



This opportunity to purchase a prestigious property with such superior design and stunning placement is a very rare one.

That is why Independent Property Estate Agents are honoured to present Number 5C Brompton Road – a magnificent contemporary residence situated in the beautiful Brompton Bay. The attention to detail and finish throughout this home is undeniably the last word in luxury.

The Property is situated within one of the most sought-after residential locations in North Down and is the epitome of exemplary design.

You cannot help but be overwhelmed by the Quality specification of this turn-key new build residence. Over its two floors, 5C Brompton Road covers approximately 2,4000 sq. ft. offering superb accommodation, generous living space and Landscaped Gardens to the Front and Rear.

This unique family home, designed by Gerry Hamill Architects and built by MMM Design and Build to an unparalleled standard of workmanship, is positioned in a secluded elevated site where you can almost dip your toes into the water of Brompton Bay. Situated in the prestigious Bangor West area it is mere yards away from the National Trust Coastal Walk.

Exemplary design

Only on viewing this contemporary Family Residence can this Home be truly appreciated.

House Type H2

Designed by:
Gerry Hamill Architects

Built by:
MMM Design and Build

5C Brompton Road has a sweeping driveway to the front that provides ample secure parking and access to the detached Garage. From there you enter the entrance hall, with its luxury Spanish Porcelain Tiled Flooring and Walnut internal Doors, which sets the tone for what is to come as you start your journey through this luxurious Home.

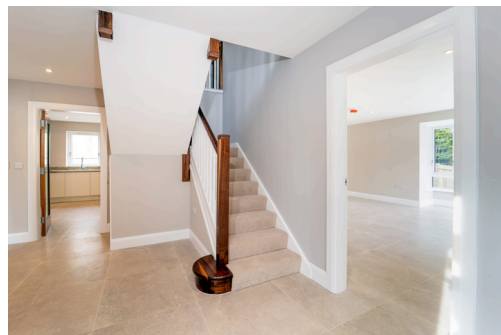
The Property also boasts an exceptionally well finished Detached Garage which is secured with an Electric Insulated Bifold Door and a separate side Door.

Outside there is a stunning entertainment area with a Garden in Lawn and Paving, this is the perfect place to unwind and relax.

5C Brompton Road is a short walk to Bangor Town Centre along the splendid coastal path and within close proximity to local Golf and Yacht Clubs.







The last word in luxury...

Accommodation over
Two Floors circa 2,400 sq. ft

BUY ME FOR ONLY £695,000

- **Two Reception Rooms**
- **Four Bedrooms**
- **Master Bedroom Ensuite Shower Room**
- **Driveway providing substantial Parking Facilities**
- **Access to National Trust Coastal Walk**
- **Situated in one of the most sought-after areas In North Down**

- Bespoke Kitchen from Exorna Kitchen & Bedrooms
- Bathroom and Ensuites from Beggs & Partners
- Spanish Porcelain Tiles supplied by Tileworks
- Underfloor Heating System to Ground Floor
- Gas Fired Central Heating System
- uPVC Double Glazed Windows
- Detached Garage with Insulated Sectional Electronic Door
- Zoned Intruder Security System
- Finished to an Exceptionally High Meticulous Standard



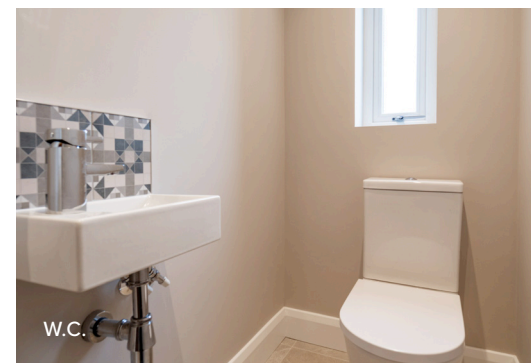
Entrance Hall



Living Room



Snug / Lounge



W.C.



Kitchen

Ground Floor

Entrance Hall (17' 08" x 8' 00")

Access via a Composite and Glazed Door, completed with Spanish Porcelain Tiled Flooring, recessed Spotlights and access to under Stair Storage.

Living Room (30' 06" x 18' 06")

Dual aspect Reception Room with Spanish Porcelain Tiled Flooring, recessed Spotlights and a feature Wall mounted Gazco Inset Convector Gas Fire. uPVC Double Doors provide access to the rear Terrace / Garden.
Open plan to:

Accommodation



Kitchen (18' 10" x 12' 09")

Luxury Fitted Exorna Kitchen with a range of high- and low-level Units with complimentary 20mm Dekton Worktops. Comprising an integrated Siemens eye level Microwave and Oven, Wine Fridge, a Fridge / Freezer, Dishwasher, a Five Ring Gas Hob with an Extractor Hood Over and a Stainless-Steel Sink / Drainer Unit with a Quooker Boiling Water Tap over. Complete with recessed Spotlights and Spanish Porcelain Tiled Flooring. Access to:

Utility Room (8' 01" x 6' 04")

A range of lower-Level units with complimentary Worktops, a Stainless-Steel Sink / Drainer, Plumbed for a Washing Machine. Complete with Spanish Porcelain Tiled Flooring and access to the Rear. Through to:



Utility Room / Pantry

Pantry (7' 02" x 4' 06")

Shelved Pantry Area with Natural light and ideal for additional dry Food storage.

Snug / Lounge (13' 10" x 9' 08")

Front aspect Reception Room.

W.C. (6' 11" x 3' 04")

Two-piece Suite comprising a Low Flush W.C. and a Wash Hand Basin with a feature Tiled Splash Back. Complete with Spanish Porcelain Tiled Flooring, an Extractor Fan and a recessed Spotlights.

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BROMPTON ROAD, BANGOR



Landing



Master Bedroom

First Floor

Landing (17' 09" x 9' 04")

Bright and spacious wrap around Landing with feature bespoke Wooden Handrails and Spindles. Access to Hot-press and Rood space.

Master Bedroom (15' 04" x 13' 01")

Front aspect double Bedroom with fitted Slide Robes. Access to:

Accommodation



Ensuite Shower Room



Bedroom Two



Bedroom Three



Bathroom

Ensuite Shower Room (12' 10" x 5' 10")

Three-piece Suite comprising a walk-in double Shower with Rainfall Mains Shower over, a Dual Sink with Vanity Unit under and Mirror with Lighting above and a Low Flush W.C. Complete with Tiled Flooring, Tiled Walls, a Chrome heated Wall Radiator, Recessed Spotlights and an Extractor Fan.

Bedroom Two (13' 01" x 11' 11")

Front aspect double Bedroom with fitted Slid Robe.

Bedroom Three (12' 11" x 11' 11")

Rear aspect double Bedroom.

Bedroom Four (13' 00" x 9' 01")

Rear aspect double Bedroom.

Bathroom (9' 04" x 9' 01")

Deluxe four-piece Suite comprising a walk-in Shower, a free-standing Bathtub, a Sink with a Vanity Unit Under and a Mirror with Lighting above and a Low Flush W.C. Complete with Tiled Walls, Tiled Flooring, a Chrome Heated Wall Radiator, recessed Spotlights and an Extractor Fan.

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A photograph of a modern residential property. In the foreground, a paved patio area with large grey tiles leads to a landscaped garden. The garden features a gravel bed with various plants, including a large spiky plant in the foreground. A white fence separates the garden from a residential street. In the background, there are other houses, trees, and a cloudy sky. The text "The perfect place to unwind and relax..." is overlaid on the bottom left of the image.

The perfect place
to unwind and relax...



Outside

Detached Garage (18' 02" x 10' 00")

Dual access via an Electric Bifold Insulated Door to the front and a separate pedestrian door to the side. Complete with Light and Power.

Front

Tarmac sweeping Driveway providing ample Parking for Multiple Cars. Complete with a Lawn Garden and Flowerbeds.

Rear

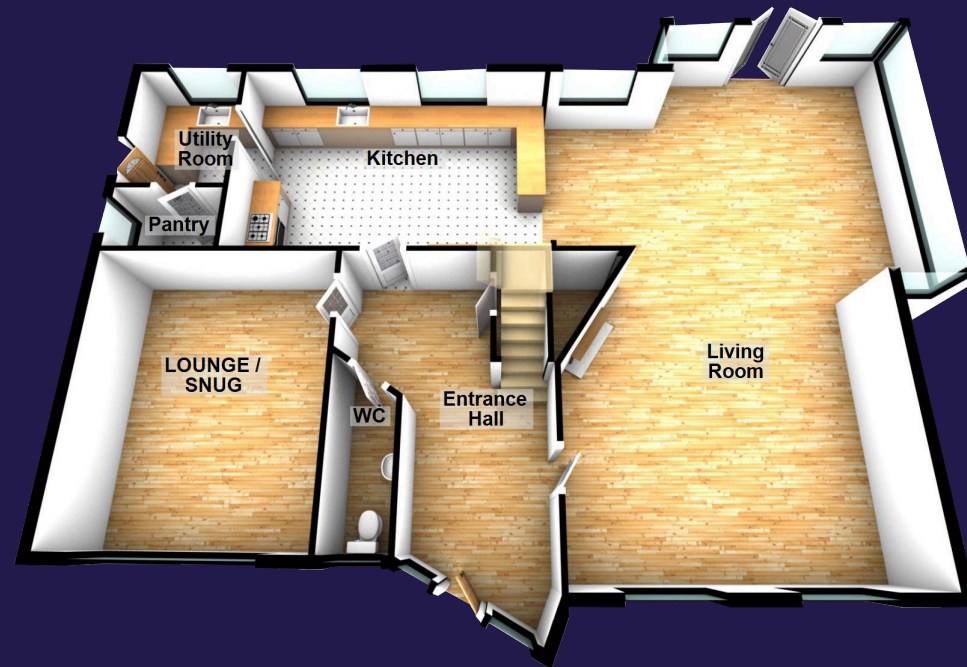
Private Fence and Wall enclosed Garden in Lawn and a Paved area ideal for Entertaining / Relaxing.



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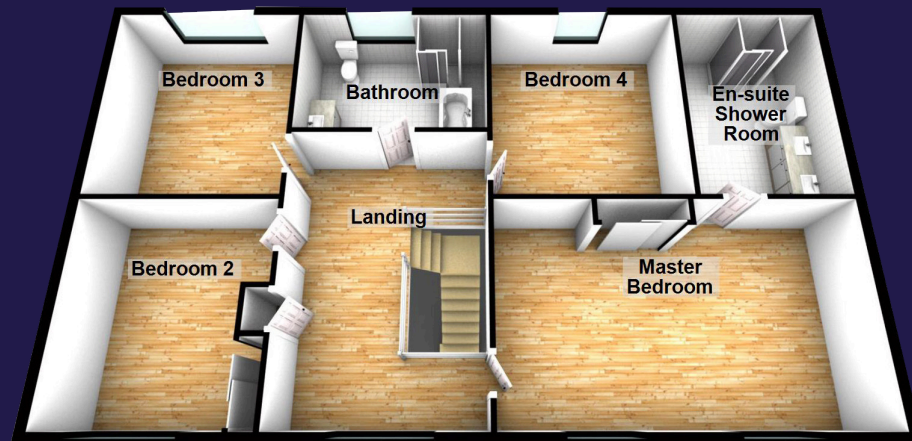
BROMPTON ROAD, BANGOR

Accommodation over Two Floors circa 2,840 sq. ft



Ground Floor

Floorplans



First Floor



THE HOUSE **SOLD** NAME IN ESTATE AGENCY

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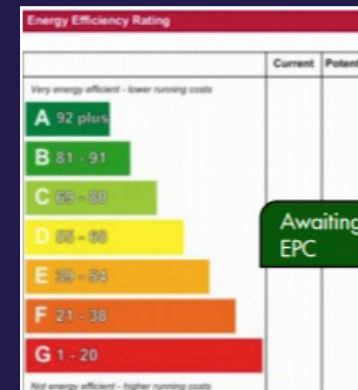
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info@ipestates.co.uk

VIDEO TOUR ONLINE!



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