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OFFERS OVER - £495,000  
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1 WINDSOR  
AVENUE,  
BANGOR



## PERIOD PROPERTY BUILT CIRCA 1905



AT INDEPENDENT PROPERTY ESTATES, WE SELL LOTS OF PROPERTIES, OF ALL TYPES AND SIZES BUT IT IS ALWAYS A PRIVILEGE TO OFFER FOR SALE, SOMETHING WHICH IS JUST A LITTLE BIT DIFFERENT... SUCH AS 1 WINDSOR AVENUE, LOCATED IN ARGUABLY ONE OF THE MOST SOUGHT-AFTER AREAS IN BANGOR.

Situated on a generous sized site within the desirable and much sought after Windsor Avenue this amazing Family Home is a few minutes walk from Bangor City Centre and further benefits from being located close to various Nursery and Primary Schools, again within walking distance.

With Bangor Marina a few minutes walk away along with the award winning Coastal Walks close by, this substantial Detached Family Home really does tick the boxes for the ever growing family.

This commanding Family Home provides accommodation over multiple floors with a clever split level design creating the feeling of space and grandeur.

The Upper Ground Floor comprises two separate Reception Rooms each leading into Bay Windows and along with the Entrance Hall itself boast a number of traditional features adding to this charming home.

The Lower Ground Floor features what is arguably the hub of this Family Home, a modern fitted Kitchen with matching Island Unit open plan to the spacious Dining Room.

# 1 WINDSOR AVENUE, BANGOR

## SPECIFICATION

- Stunning Double Fronted Detached Family Home
- Period Property Built Circa 1905 & Total Area Circa 2,372sqft
- Tastefully Modernised whilst Retaining many Original Features
- Sought-After & Prestigious Bangor West Location
- Four Well-Proportioned Bedrooms
- Principal Bedroom with Spacious Ensuite Shower Room
- First Floor Bathroom Suite & Ground Floor W.C.
- Gas Fired Central Heating & Double Glazing
- Two Separate Reception Rooms to Front into Bay Windows
- Fence Enclosed Rear Garden in Lawn, Brick Paving & Decking
- Brick Paved Driveway Providing Off-Road Parking
- Close Proximity to Bangor Town Centre & Picturesque North Down Coast
- Convenient to Local Primary Schools & Bangor Bus / Rail Station

**OFFERS OVER - £449,950**

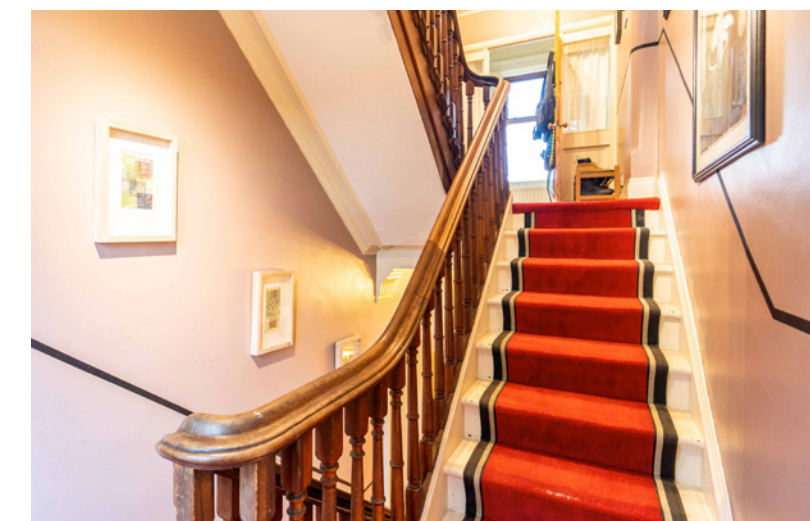
THE DINING ROOM ENJOYS MULTIPLE ASPECTS OVER THE REAR GARDEN AND ENJOYS A BRIGHT AND AIRY ATMOSPHERE WITH MULTIPLE SKYLIGHTS ALLOWING LIGHT TO FLOW IN TO THE ROOM. DOUBLE DOORS PROVIDE DIRECT ACCESS FROM THE DINING AREA TO THE REAR DECKING AREA FOR ENTERTAINING OR RELAXING.

The Lower Ground Floor is completed with a spacious W.C. / Cloakroom, a Utility Room and a separate access to the Rear Garden.

Ascending the original traditional Staircase to the split level First Floor brings us to the spacious Bathroom Suite and two double Bedrooms.

The Principal Suite, occupying the Upper First Floor, enjoys access to an impressive Contemporary Ensuite Shower which also provides space for use as a Dressing Room.

Continuing up to the Second Floor of the Property offers to further well-proportioned Bedrooms and access to the spacious Roof Space for Storage.



# ACCOMMODATION

## UPPER GROUND FLOOR

### Entrance Porch

Solid Wooden Door leading into Entrance Porch complete with original mosaic tiled floor. Internal Wooden Door with complimentary glazed side panels leading to:

### Entrance Hall

Complete with Wooden Floor and access to under stair storage.

### Lounge (15' 1" x 12' 3")

Front aspect Reception Room into a Bay Window complete with Wooden Floor and a feature Cast Iron Fireplace on a stone hearth.

### Sitting Room (11' 7" x 12' 2")

Front aspect Reception Room into a Bay Window complete with Wooden Floor and a recessed Fireplace.

## LOWER GROUND FLOOR

### Lower Entrance Hall

Complete with tiled flooring and provides access to the Rear Garden. Access to Under stair Storage.

### Kitchen (12' 6" x 11' 6")

Fitted Kitchen with a range of gloss units with complimentary stone worktops and matching Island Unit. Integrated Appliances include raised dual Ovens, a Coffee Machine and a five-ring Gas Hob. Plumbed for a Dishwasher and 'American' Style Fridge / Freezer. Complete with tiled flooring.

### Dining Room (20' 0" x 10' 6")

Open plan off the Kitchen, this bright and airy Dining Room benefits from multiple aspects over the Rear Garden and dual skylights allow light to flow into the room. Double doors to the Rear Decking Area.

### Utility (6' 4" x 2' 7")

Separate Utility Room located off the Lower Entrance Hall. Plumbed for utilities and complete with tiled floor.

### W.C.

Two-piece suite comprising a Wash Hand Basin and a W.C.. Complete with tiled flooring.



ENTRANCE HALL



LOUNGE



DINING ROOM



KITCHEN



SITTING ROOM

# ACCOMMODATION

## LOWER FIRST FLOOR

### Bedroom Two (12' 3" x 10' 8")

Rear aspect double Bedroom.

### Bathroom (12' 3" x 12' 3") at widest point

Attractive traditional styled Bathroom with a white four-piece suite comprising a Pedestal Wash Hand Basin, a jet Bath with wood panel surround which continues around the Bathroom, a W.C. and an enclosed tiled Shower Cubicle with an Electric Shower Unit. Complete with tiled floor and access to a spacious Hot Press.

## SECOND FLOOR

### Bedroom Three (12' 9" x 11' 2")

Dual aspect double Bedroom to the rear of the Property

### Bedroom Four (12' 3" x 9' 5")

Dual aspect Bedroom to the rear of the Property with access to the Roof Space.

## UPPER FIRST FLOOR

### Lower Entrance Hall

Complete with tiled flooring and provides access to the Rear Garden. Access to Under stair Storage.

### Principal Bedroom (13' 7" x 12' 6")

Front aspect double Bedroom complete with wooden floor and feature wooden shutters fitted to the window.

### Ensuite Shower Room / Dressing Area (12' 6" x 12' 2")

Spacious Shower Room with a contemporary three-piece suite comprising a Push Button W.C., a freestanding Cylinder Wash Hand Basin and a walk-in Shower Area with a Mains Shower. The bathing area of this room is complete with feature wall and floor tiling. Split in two, the Dressing Area of this Room is complete with wooden flooring and a range of fitted Wardrobes. Feature wooden shutters fitted to the window.



# OUTSIDE

Externally, sitting on a generous sized site, to the Rear of the Property there is a spacious fence enclosed garden, enjoying a good degree of privacy, cleverly sectioned into brick paving, lawn and timber decking to provide individual places to relax, entertain and play.

To the front of the Property there is a brick paved driveway providing off-road parking. The front aspect of the property is hedge lined, and accompanied with a large wooden gate, provides a good degree of privacy.

The list of superlatives to describe this Detached family home are endless and as such viewing is not so much recommended as demanded, for this once in a lifetime opportunity to acquire one of Bangor’s most recognised Family Homes.

## Front

To the front of the Property there is a brick paved driveway providing off-road parking. The front aspect of the property is hedge lined, and accompanied with a large wooden gate, provides a good degree of privacy.

## Rear

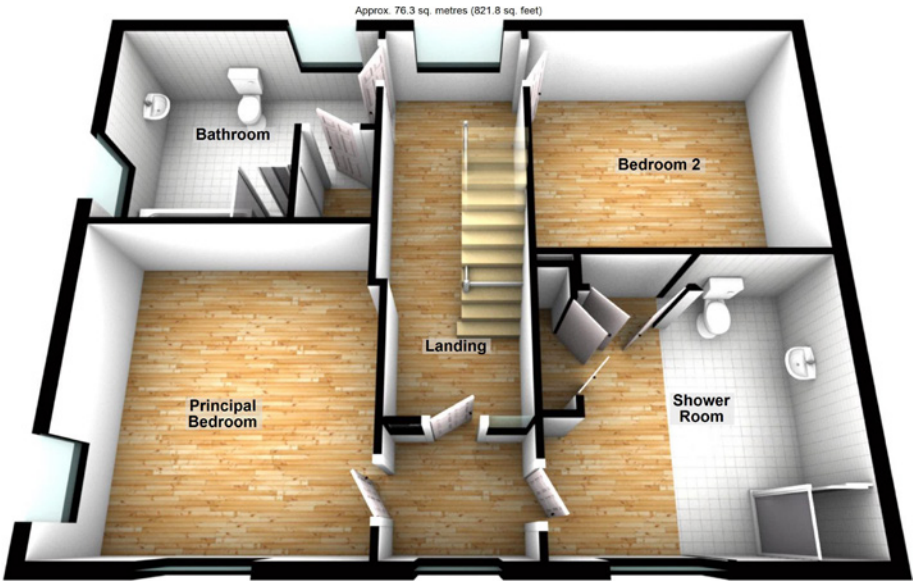
To the rear of the Property there is a spacious fence enclosed garden cleverly sectioned into brick paving, lawn and timber decking to provide individual places to relax, entertain and play.



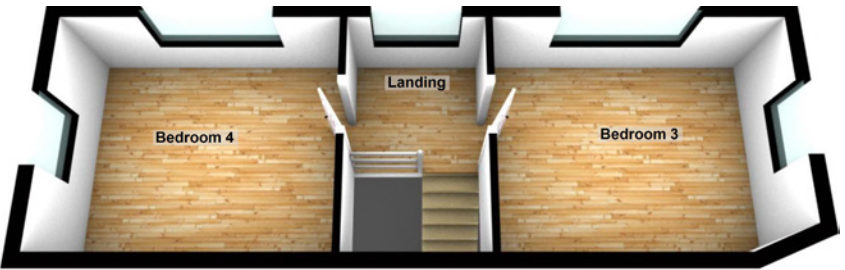
# FLOORPLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Independent

PROPERTY ESTATES

THE HOUSE **SOLD** NAME IN ESTATE AGENCY

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 60   D    |
| 39-54 | E             | 52   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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