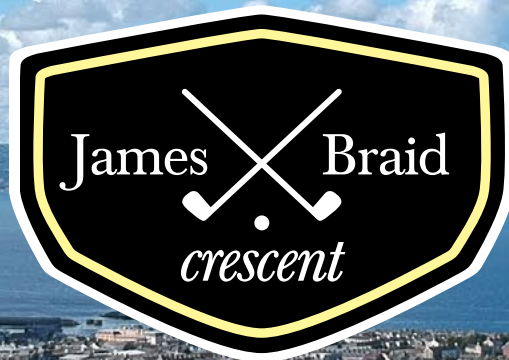
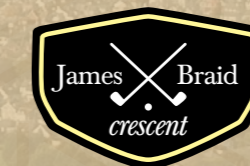


Luxury in the heart of Bangor



An aerial photograph of Bangor, Northern Ireland, showing a mix of residential housing, a large green golf course, and a view of the sea under a blue sky with scattered white clouds. The text is overlaid on the right side of the image.

## Large Detached Homes Nestled Beside Bangor Golf Course on the Fairfield Road close to Bangor Town Centre



We are delighted to offer the latest phase of the James Braid Crescent Development to the market. Traditionally constructed to the new insulation regulations, the development is ideally located on the Fairfield Road directly adjacent to Bangor Golf Club. These luxury turnkey detached properties are within close proximity to Bangor Town Centre, bus and rail facilities and local primary and secondary schools.

Internally the emphasis is on free flowing family living with elegant light filled accommodation, externally they are traditionally designed in keeping with their surroundings. The properties will benefit from features such as high ceilings, Victorian wood skirting, architraves, Wood burning stoves in Lounge and Family Room and sash windows.

Externally you have feature wooden Victorian facias, gardens turfed and decorative flagged patio areas with copper beech hedge to front, automatic garage door and brick paviour driveway.

This is a chance to live within the ring road in turnkey, luxury accommodation. *An opportunity not to be missed.*



Exterior photograph of Site 22.



SOLD

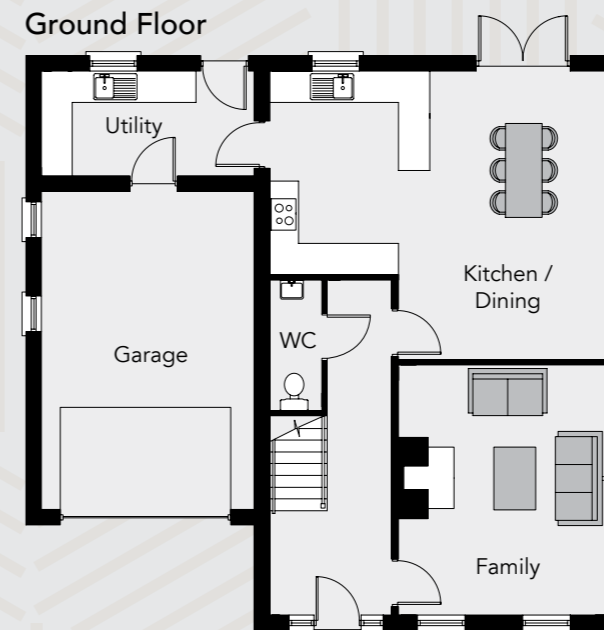
Future Development

# Floor Plans

## Ground Floor

Entrance Hall (with separate WC)	
Kitchen / Dining	21'2" x 18'1" (max)
Family	15'8" x 13'2"
Utility	13'4" x 6'6"
Garage	20'0" x 13'4"

### Ground Floor



## First Floor

Lounge	21'0" x 13'2"
Master Bedroom	15'5" x 12'8"
Ensuite	13'4" x 6'10"
Dressing Room	12'8" x 5'4"
Bedroom 2	15'10" x 13'5"
Ensuite	9'7" x 3'9"

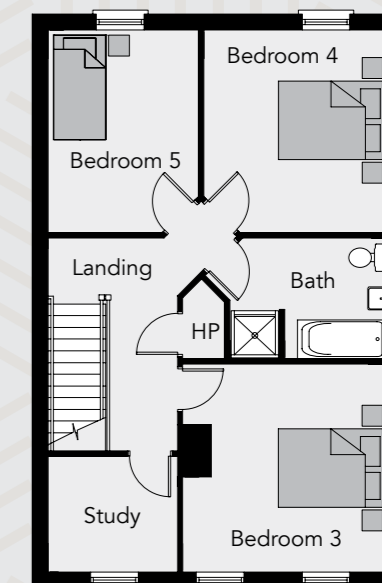
## Second Floor

Bedroom 3	13'1" x 12'9"
Bedroom 4	12'9" x 11'5"
Bedroom 5	12'9" x 9'5"
Study	8'1" x 6'2"
Bathroom	9'10" x 7'7"

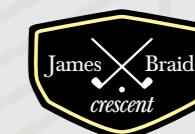
### First Floor



### Second Floor



Total Floor Area - 2597 sq. ft. (excl. garage)





# Specification

## INTERIOR FINISHES

- Victorian style interior doors, skirting and architraves
- Contemporary high quality ironmongery
- Wood burning stoves in both reception rooms
- Lounge, stairs, landing and bedrooms all carpeted
- Kitchen, cloakroom, bathroom, en-suite, shower cubicles and splashbacks all tiled
- High ceilings
- Feature double glazed sash windows
- All internal walls, ceilings and woodwork painted

## BATHROOM / EN-SUITES

- White contemporary sanitary ware as
- Double white shower tray with glass screen to en-suite
- White semi-inset basin with chrome monoblock mixer tap

## HEATING

- Gas fired heating
- Energy efficient boiler
- Pressurised hot water system
- Feature thermostatically controlled radiators

## KITCHENS

- Bespoke contemporary kitchen with soft close doors
- Stone worktop
- Under-counter stainless steel sink with chrome mixer tap Bespoke kitchen splash back
- All appliances are energy efficient
- Integrated stainless steel fronted electric oven, stainless steel microwave, induction hob and ventilation hood, full-height fridge/freezer and multi-function dishwasher

## ELECTRICAL FITTINGS

- Television points and data sockets to living room and master bedroom
- Interconnected mains supply smoke/heat detection system with battery back-up

## EXTERNAL

- Gardens turfed and decorative flagged patio areas with copper beech hedge to front
- Outside tap and light
- Feature wooden Victorian fascia and soffits
- Automatic garage door
- High standard of insulation
- Brick paviour driveway

## WARRANTY

- 10 year NHBC buildmark



All Interior photographs are from Site 22.



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Bangor Aurora  
& Walled Garden

Glenlola  
Collegiate

Bangor  
Castle

Bangor  
Academy  
SERC

Belfast Lough

Bangor  
Marina

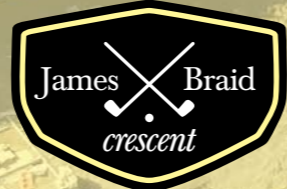
Ward Park

Broadway

Gransha Road

Fairfield Road

Bangor  
Golf Course



Developer



Selling Agent



Reeds Rains

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