

# RODGERS & BROWNE



'Cooldara' 77 Princetown Road  
Bangor West, BT20 3TD

*offers over £899,950*

**SALE AGREED**



## *The Owner's Perspective...*

*"We feel privileged to have both lived in and modernised this magnificent property.*

*Dating back to the 1880s, it was important that the original feel and character was not compromised as we updated the interior and hopefully the result speaks for itself! It is truly a wonderful place to live, always waking up to a stunning view, even on the wet and windy days. Being steps from the shoreline and coastal path is a real treat and while we now have other unexpected adventures ahead of us, we will truly miss this wonderful house"*



**76 High Street, Hollywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS





Entrance hall

*The facts you need to know...*

Stunning example of a Georgian family home dating back to c.1890's set on an elevated site

Recently extensively renovated throughout to offer a magnificent family home finished to a stunning standard

Merging modern day living with period features still very much in place

Impressive drawing room, dining room each with feature fireplaces, herringbone flooring and views to Bangor Marina and the Irish Sea

First floor family room and additional Study

Luxury kitchen opening to casual dining and sitting areas, feature oil fired cream Aga and modular unit, one piece Quartz top central island and breakfast bar area

Separate preparation kitchen finished with shaker style units, marble worktops, integrated appliances and open shelving

Five bedrooms and two walk-in fully fitted dressing rooms

Luxury fitted bathroom including walk-in shower and claw and ball foot bath

Two further luxury fitted shower rooms

Main bathroom and second floor shower room with underfloor heating

Pressurised oil fired central heating system

South facing enclosed courtyard with sitting areas and a purpose built barbecue and Bocce Court

Sweeping driveway with parking for up to six cars

Detached single garage

Only minutes from the Ulster Walkway, Bangor Marina and the City Centre

South facing rear garden laid in lawns, patio areas and a Bocce court

Belfast City Airport and Belfast City centre are easily accessible via road or rail





Drawing room



## *The property comprises...*

### GROUND FLOOR

Double panelled period doors to:

#### ENTRANCE PORCH

Terrazzo flooring. Window seat. Glazed door with side light and top lights to:

#### ENTRANCE HALL

Cornice ceiling, picture rail. Staircase to the first floor with painted spindles, Newell post and handrail. Period style tall radiators.

#### CLOAKROOM

Comprising low flush wc, Duravit inset sink with marble surround and splashback, gold swan neck taps, ceramic tiled floor, cornice ceiling. Period style radiator, built-in cabinets with hanging space and cupboards below.

#### DRAWING ROOM

17' 0" x 13' 5" (5.18m x 4.09m)

Fireplace with marble surround, cast iron inset, slate hearth, open fire, limed oak herringbone floor, picture rail, cornice ceiling, glazed panelled door to hallway. Views to Bangor Marina, the Irish Sea and Scotland on a good day.

#### DINING ROOM

17' 2" (into bay window) x 13' 11" (5.23m x 4.24m)

Fireplace with marble surround, cast iron horseshoe inset, slate hearth, wall lighting, limed oak herringbone floor, cornice ceiling, picture rail, feature panelled bay window with views over Bangor Marina, the Irish Sea and Scotland on a good day.

#### STUDY

15' 5" x 10' 1" (4.7m x 3.07m)

Limed oak herringbone floor, picture rail, cornice ceiling, feature panelled bay window, glazed door to entrance hall.



Dining room



Study



Courtyard





Luxury kitchen open to casual sitting and dining area



## *The property comprises...*

### GROUND FLOOR

#### LUXURY KITCHEN OPENING TO CASUAL SITTING AND DINING AREA

27' 5" x 13' 8" (8.36m x 4.17m)

Extensive range of high and low level cupboards in shaker style panels, stone worktops, large centre island with one piece Quartz, inset double sink, chrome mixer tap, double Belfast sink, integrated dishwasher, feature cream gas fired Aga and modular unit, tiled splashback and over mantle, space for fridge freezer, marble tiled floor, two feature period radiators, open shelving, built-in seating bench. French doors to enclosed courtyard.

#### LUXURY FITTED PREPARATION KITCHEN

9' 11" x 6' 9" (3.02m x 2.06m) e

Hand painted shaker style doors with marble worktops and splashback, open shelving, inset Belfast sink with chrome mixers, integrated AEG oven and AEG induction hob, extractor canopy above, space for a wine fridge and fridge, ceramic tiled floor, cornice ceiling, feature tall wall mounted radiator.

#### First Floor Return

Feature corner window with views into the courtyard. Cornice ceiling, wall lighting.

#### GUEST BEDROOM

13' 3" x 10' 2" (4.04m x 3.1m)

Limed oak herringbone floor, cornice ceiling, picture rail, built-in wardrobes.

#### BEDROOM (5)

10' 2" x 8' 0" (3.1m x 2.44m)

Limed oak herringbone floor. Range of built-in wardrobes with cabinets above.

#### LUXURY SHOWER ROOM

10' 2" x 8' 1" (3.1m x 2.46m)

Fully tiled shower cubicle, thermostatically controlled over drencher and telephone shower, Bays Water London low flush wc, contemporary inset sink set on chrome feet with finials and glass, shelving, mixer taps, tiled splashback, part tiled walls, low flush wc, wall lighting, open shelving.

#### UTILITY ROOM

Double stacked area for washing machine and tumble dryer plus built-in cabinets.





Main bedroom



First floor family room



Luxury bathroom



## The property comprises...

### FIRST FLOOR

#### LANDING

Access to the second floor.

#### MAIN BEDROOM

17' 2" x 14' 0" (5.23m x 4.27m)

Limed oak herringbone floor, cornice ceiling, picture rail. Feature panelled bay window with views over Bangor Marina, the Irish Sea and Scotland on a good day.

#### DRESSING ROOM

17' 2" x 10' 8" (5.23m x 3.25m)

Beautiful, designed range of open hanging space, open shelving and concealed hanging space. Sitting area and cupboards, limed oak herringbone floor, cornice ceiling, picture rail.

#### FIRST FLOOR FAMILY ROOM

13' 6" x 17' 1" (4.11m x 5.21m)

Limed oak herringbone floor, cornice ceiling, picture rail. Views over Bangor Marina, the Irish Sea and Scotland on a good day.

#### LUXURY BATHROOM

A wide walk-in shower, thermostatically controlled shower unit with telephone shower and over drencher, tiled shelf. Heritage claw and ball foot cast iron bath with wall mounted mixer tap and telephone shower. Burlington his and hers pedestal wash hand basins with mixer taps, two electrical shaving points, low flush wc, period style heated towel radiator, electric underfloor heating, porcelain tiled floor and part tiled walls, cornice ceiling picture rail, open shelving, wall lighting.

### Second Floor

#### BEDROOM (3)

17' 9" x 11' 7" (at widest points) (5.41m x 3.53m)

Limed oak wooden floor. Feature beams views over Bangor Marina, the Irish Sea and Scotland on a good day.

#### DRESSING ROOM

11' 1" x 8' 3" (3.38m x 2.51m)

Open hanging space and extensive range of built-in cupboards, limed oak wooden floor.

#### BEDROOM (4)

16' 5" (into dormer window) x 12' 6" (5m x 3.81m)

Limed oak wooden floor. Feature window seat and built-in cupboards.

#### LUXURY SHOWER ROOM

12' 1" x 8' 7" (3.68m x 2.62m)

Fully tiled shower cubicle with slimline shower tray, gold thermostatically controlled shower unit with over drencher and telephone shower, gold heated tall radiator, low flush wc, contemporary rice bowl sink with mixer tap set on a stone worktop with cupboard below and vanity unit with drawers, ceramic tiled floor, fully tiled walls.





Guest bedroom



Luxury shower room



Bedroom four



Patio and gardens



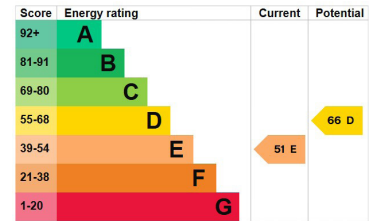
Gardens to the front



Overview

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?			X
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Freehold

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 is £3,654.80

**VIEWING:** By appointment with **RODGERS & BROWNE**.



## OUTSIDE

South facing enclosed courtyard. Quarry tiled floor. Barbecue and preparation area with granite tops and storage.

Outside toilet with high flush wc.

### CONCEALED BIN STORE & PVC OIL TANK

Boiler house with oil fired central heating boiler, pressurised water tank and oil tank.

Gardens laid in lawns, raised flowerbeds, flagged patio area surrounded by raise beds and trellising. Bocce court.

Outside tap. Outside mood lighting.

### SINGLE DETACHED GARAGE

16' 0" x 10' 4" (4.88m x 3.15m)

Double wooden doors.

Gardens to the front laid in lawns, mature borders and sweeping tarmac driveway with parking for up to six cars.

## Location

Travelling from Maxwell Road towards Bangor City Centre continue for approximately one mile and the road merges into Princetown Road. No.77 will be on your right.



EXPERIENCE | EXPERTISE | RESULTS

**RODGERS  
&  
BROWNE**

RODGERSANDBROWNE.CO.UK

*Sold*  
028 9042 1414

**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rodgersandbrowne.co.uk

rodgersandbrowne.co.uk



#### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.