



102 PRINCETOWN ROAD  
BANGOR



ENVIABLE SITE WITH STUNNING  
ELEVATED MARINA & SEA VIEWS

# 102 PRINCETOWN ROAD BANGOR

AS PURVEYORS OF SPECTACULAR HOMES  
THROUGHOUT IRELAND, RARELY DO WE  
RUN OUT OF WAYS TO DESCRIBE THE  
VIEWS ON OFFER FROM A COMMANDING  
SEA SIDE VILLA.... WELL NOW IS ONE OF  
THOSE OCCASIONS.

Independent Property Estates are truly honoured to receive instructions to introduce to the Sales Market Number 102 Princetown Road, Bangor, a magnificent Sea Side Villa, with arguably the most mesmeric Sea views available throughout Ireland.

102 Princetown Road is arguably one of the finest and most iconic Properties to be introduced to the Sales Market within the North Down Area for many years and we would recommend an early viewing to truly appreciate what this commanding Property has to offer.

Set on a substantial site with uninterrupted mesmeric views over Belfast Lough towards Scotland and beyond, this opulent & spacious Sea Side Villa, provides exceptional accommodation for entertaining, offering ideal family living for today's modern & growing family or for simply sitting back and inhaling & seeing all that these mesmeric views have to offer.

A magnificent commanding Sea Side Villa set over three floors in one of the most sought-after locations in North Down, this commanding home is perfect for the ever-growing family.

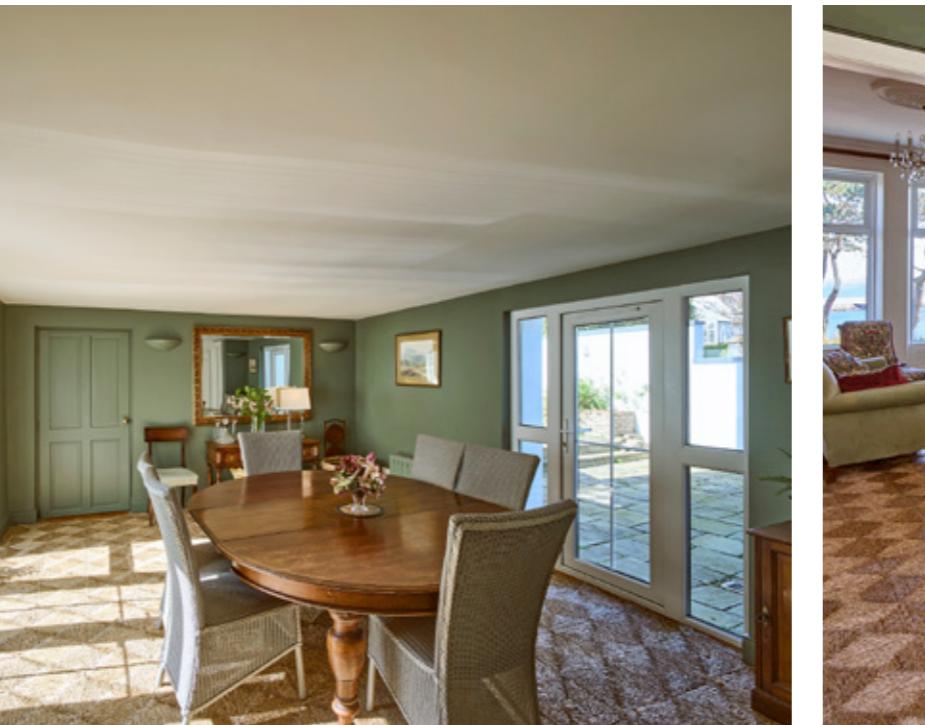
With the Coastal Path and Bangor Marina located at the bottom of the rear garden, 102 is within walking distance from Bangor City Centre in one direction, with the Coastal path to Brompton Bay, Helens Bay & beyond in the other direction.

The Coastal Path is renowned for offering some of the most amazing views on offer anywhere in Ireland.

# 102 PRINCETOWN ROAD BANGOR

- Sea Side Villa with Stunning Sea and Marina Views
- Chain Free
- Envious Site with Stunning Elevated Marina & Sea Views
- Prestigious & Sought After Residential Address
- Excellent Standard of Finish Throughout
- Eight Bedrooms & Three Reception Rooms or
- Seven Bedrooms & Four Reception Rooms with Marina & Sea Views
- Two Spacious Front Aspect Grand Reception Rooms with Stunning Marina & Sea Views
- Luxury Fitted Kitchen / Dining Area
- Utility Room / Optional Second Kitchen
- Ground Floor Shower Room
- First Floor Bathroom Suite / Utility Area
- Second Floor Shower Room Suite
- Gas Fired Central Heating
- Double Glazed
- Fireplaces in Two Reception Rooms
- Feature internal Doors with Bevelled French Glass
- Historical Feature-Plaster Cornicing & Bespoke
- Handcrafted Ceiling Roses
- Large Garage to the Rear
- Private Site with Spacious Lawn Gardens, ample Off-Road Parking & Private Gate to Marine Gardens and the Coastal Path
- Two Separate Sunny Courtyards
- Superb Front Garden with Flower Beds and Stunning Marina and Sea Views
- Enclosed Back Garden / Allotment & Rose Garden

OFFERS OVER - £999,950





# 102 PRINCETOWN ROAD BANGOR

FROM THE ENTRANCE PORCH WITH UNINTERRUPTED VIEWS OVER BANGOR MARINA AND BELFAST LOUGH, THE SPACIOUS AND FLEXIBLE GROUND FLOOR ACCOMMODATION FEATURES TWO GRAND FRONT ASPECT RECEPTION ROOMS EACH ENJOYING STUNNING ELEVATED VIEWS OVER BANGOR MARINA, BELFAST LOUGH & NORTH CHANNEL. A LUXURY FITTED KITCHEN / DINING AREA LEADS INTO THE UTILITY ROOM / OPTIONAL SECOND KITCHEN AND ALSO PROVIDES ACCESS TO TWO SEPARATE REAR COURTYARDS. THE GROUND FLOOR ACCOMMODATION IS COMPLETE WITH ACCESS TO A THREE-PIECE SHOWER ROOM SUITE.

Ascending the stunning Mahogany Staircase to the First Floor where accommodation provides four Bedrooms (one of which is currently being used as a Suite to provide a Lounge / Reception Room open plan to a luxury fitted Kitchen) two of which enjoy the beautiful, elevated Marina & Sea Views, a Shower Room Suite and a separate W.C. / Utility Area.

On the second Floor there are four further bedrooms (one of which is currently being used as a Dressing Room), two of which benefit from the stunning Sea and Marina views on offer) and a three-piece Bathroom Suite.

To the rear of the Property there is a Tarmac Driveway providing ample parking for multiple Vehicles, access to the large Garage and an enclosed Garden / Allotment and Rose Garden.

To the front / Shoreside of the Property, there is a spacious Garden laid in Lawn sweeping down to the private access to the Marine Gardens. A Paved seating area also provides an ideal outdoor space to relax or entertain and enjoy the stunning views and surroundings.

From this Entertainment / Seating area there is private Gated access to the Coastal Path, to Bangor Marina, the City Centre and beyond.



# ACCOMMODATION

## GROUND FLOOR

### Entrance Porch (6' 11" x ' 5' 04")

Access via Wooden double Doors, this Vestibule Entrance Porch is complete with Tiled Flooring, ornate Victorian Style Window and stunning Sea and Marina Views.

### Entrance Hall (13' 09" x 12' 09")

Access via a Wood and Glazed Door, complete feature Cornice Ceiling and bespoke handcrafted Ceiling Rose.

### Drawing Room (13' 11" x 12' 09")

Front aspect Reception Room with a feature Woodburning Stove with a Slate Hearth and an original Victorian Carera Marble Fireplace, a Bow Bay Window, Plantation Shutters, feature Cornice Ceiling and bespoke handcrafted Ceiling Rose. Complete with stunning Sea and Marina Views.

### Sitting Room (17' 11" x 13' 09")

A spacious front aspect Reception Room with an original Victorian open Fire with a Slate Hearth, Solid Wooden Flooring, feature Cornice Ceiling and bespoke handcrafted Ceiling Rose. Open plan to:

### Kitchen (14' 10" x 12' 04")

Fitted Kitchen with a range of high- and low-level Units with complimentary Carera Marble Worktops and Upstands, an Oil-Fired Aga, an Elica Extractor Hood and Light, an integrated Bosch four ring Ceramic Hob with Oven under, an integrated Freezer and a Reginox Sink. Complete with part Tiled Walls and Chinese Slate Flooring. Open plan to:

### Dining Room (19' 06" x 10' 07")

Comprising solid Wooden Flooring and access to built-in Storage. A uPVC and double-Glazed Door provide access to Courtyard one and a set of uPVC and double-Glazed double Doors provide access to Courtyard two. Through to:

### Utility Room (21' 11" x 10' 00")

Comprising feature Victorian Terracotta Tiled Flooring, a range of high and low level fitted Units, three Velux Windows providing ample natural light, plumbed for a Washing Machine, space for a Tumble-Dryer, a feature Porthole Style Window and access to built-in Storage. Access to Courtyard two via a uPVC and double-Glazed Door.

### Shower Room (10' 10" x 7' 01")

Three-piece Suite comprising a disability friendly Mains Shower, a W.C. and a Burlington Pedestal Wash Hand Basin. Complete with Laminate Wooden Flooring, part Tiled Walls, recessed Spotlights, an Extractor Fan and a Wall-mounted Electric Heater.



ENTRANCE HALL



DRAWING ROOM



SHOWER ROOM



DINING ROOM



SITTING ROOM



KITCHEN

# ACCOMMODATION

## FIRST FLOOR

### Landing (17' 08" x 8' 02")

Bright and spacious with access to Hot-press for additional Storage.

### Shower Room (7' 00" x 5' 04")

Three-piece white Suite comprising a corner Mains Shower Cubicle, a Pedestal Wash Hand Basin with a Tiled Splashback and a W.C. Complete with solid Wooden Flooring, part Tiled Walls and is plumbed for a Washing Machine.

### Store (5' 00" x 3' 05")

### Bedroom 5 / Home Office / Dressing Room (12' 03" x 9' 06")

Front aspect double Bedroom, currently being used as a Dressing Room.

### Principal Bedroom (17' 06" x 14' 00")

Front aspect, stunning views over Bangor Marina, Belfast Lough and beyond. Comprising a feature Bow Bay Window, Laminate Wooden Flooring, bespoke handcrafted Ceiling Rose and Cornice Ceiling.

### Bedroom Two / Optional Reception Room / Suite (18' 00" x 14' 00")

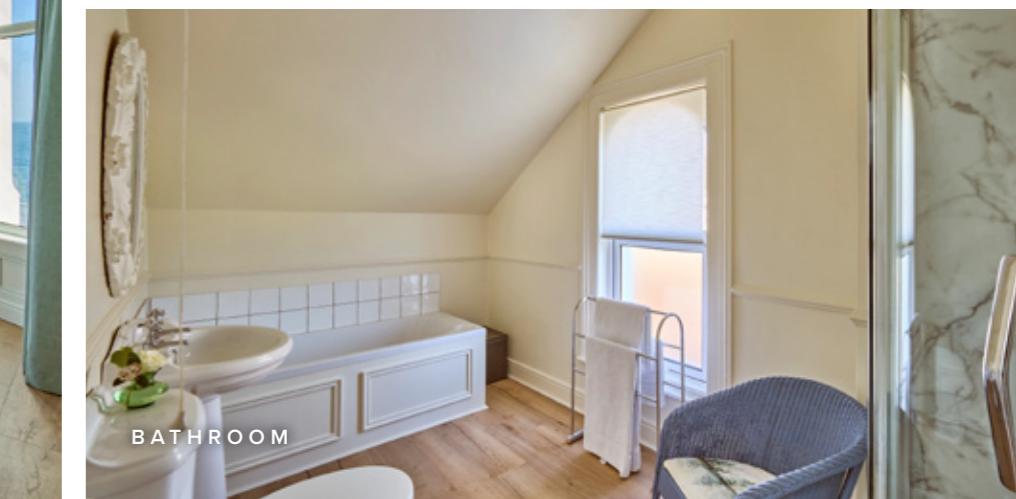
Front aspect double Bedroom / optional Reception Room, comprising Laminate Wooden Flooring, bespoke handcrafted Ceiling Rose and Cornice Ceiling. Complete with stunning views over Bangor Marina, Belfast Lough and beyond. Open plan to:

### Kitchen / Optional Bedroom 8 / Ensuite (13' 11" x 10' 09")

Rear aspect, currently fitted out as a Luxury Kitchen comprising a range of high and low level fitted units with complimentary Granite Worktops, a 1 & ½ Bowl Stainless Steel Sink and Drainer Unit, an integrated Beko Dishwasher, an integrated four ring Ceramic Hob, a Combi Oven, a Carlton Extractor Hood and an integrated Fridge / Freezer. Complete with bespoke handcrafted Ceiling Rose and Cornice Ceiling.

### Shower Room 2 (10 '05" x 6' 04")

Three-piece comprising a Burlington Pedestal Wash Hand Basin, a Burlington W.C. and a Burlington Corner Mains Shower. Complete with Black and white Victorian Tiled Flooring, Plantation Shutters and a Chrome Heated Towel Rail.



# ACCOMMODATION

## SECOND FLOOR

### Landing (17' 02" x 6' 05")

Bright and spacious with access to built-in Storage and a Velux Window allowing ample natural light to flow into the Landing.

### Bedroom 7 / Dressing Room / Home Office (14' 10" x 12' 00")

Rear aspect double Bedroom with a feature Vaulted Ceiling and access to the Roof space.

### Bedroom Three (14' 11" x 13' 11")

Front aspect double Bedroom with mesmeric Marina views, views over Belfast Lough and beyond. Complete with a feature Victorian Cast Iron Fireplace.

### Bedroom Four (14' 08" x 14' 00")

Rear aspect double Bedroom with stunning Sea and Marina Views. Complete with a feature Victorian Cast Iron Fireplace and a Velux Window allowing ample natural light to flow in.

### Bedroom Six (14' 00" x 12' 02")

Rear aspect double Bedroom with a Pedestal Wash Hand Basin and a Velux Window allowing ample natural light to flow in. Complete with access to Eaves Storage and access to the Roof space.

### Bathroom (12' 01" x 7' 01")

Four-piece Suite comprising a Panel Bath, a Pedestal Wash Hand Basin with Bristan Taps, a W.C. and a Corner Mains Shower. Complete with Laminate Wooden Flooring and Part Tiled Walls.



# OUTSIDE

To the front / Shoreside of the Property, there is a spacious Garden laid in Lawn sweeping down to the private access to the Marine Gardens. A Paved seating area also provides an ideal outdoor space to relax or entertain and enjoy the stunning views and surroundings.

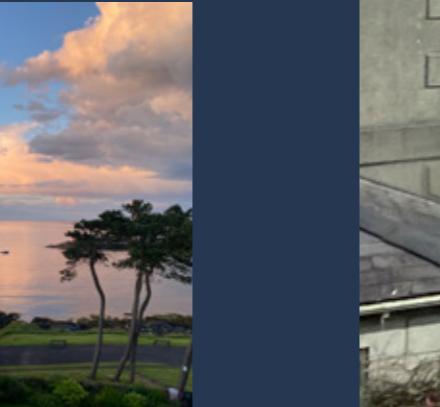
From this Entertainment / Seating area there is private Gated access to the Coastal Path, to Bangor Marina, the City Centre and beyond.

There are also multiple Flower Beds and loose Stone Beds with a newly created David Austin Rose Garden.

To the rear of the Property there is a Tarmac Driveway providing ample parking for multiple Vehicles, access to the large Garage and an enclosed Garden / Allotment.

**Garage 1 (19' 05" x 9' 02")**  
Complete with Light, Power and access to overhead Storage.

**Garage 2 (19' 04" x 9' 02")**  
Dual access, complete with Light and Power.

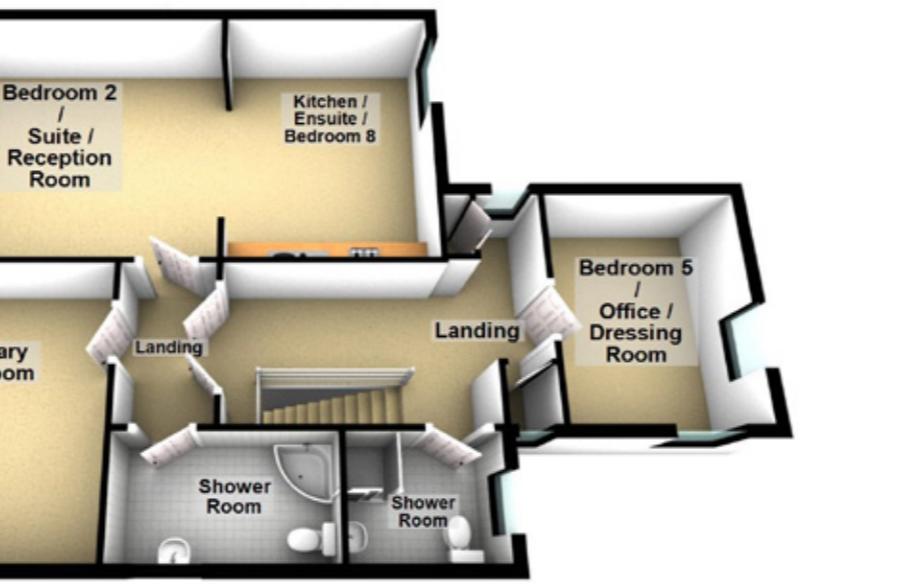


# FLOORPLANS

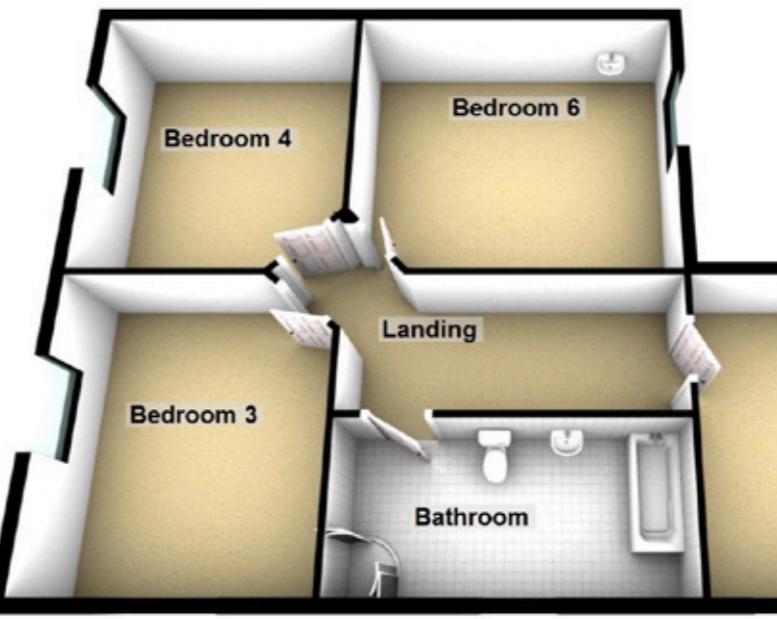
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



102 PRINCETOWN ROAD  
BANGOR



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