



This most impressive red brick semi detached family home occupies a superb site in this much sought after area of Bangor West. Well known for its quality of housing and its close proximity to leading senior and primary schools, shopping facilities and recreational activities are also within walking distance including Bangor Marina, the Bus and Rail Station, and delightful coastal walks.

The property itself has been well maintained by its present owners retaining a great deal of its original charm and character. Affording bright and exceptionally spacious accommodation, in particular the extension to the rear provides an excellent modern bespoke kitchen and good sized breakfast room. Externally the property benefits from tarmac driveway providing ample off street parking and a low maintenance South facing rear garden.

We have no hesitation in recommending this fine family home in this most appealing location. Viewing at your earliest convenience is a must to fully appreciate all this property has to offer!

Offers Around  
£450,000

35 Bryansburn Road,  
BANGOR,  
BT20 3SD

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Viewing by  
appointment  
through agent  
028 9042 4747



- Impressive Red Brick Semi Detached Villa
- Immaculately Presented Throughout
- Extended Modern Fitted Kitchen and Walk Through Room
- Underfloor Heating in Living Room, Utility/Boot Room and Kitchen
- Living Room, Drawing Room and Dining Room
- Downstairs Cloakroom
- 4 Bright, Spacious Bedrooms
- Family Bathroom
- Gas Fired Central Heating
- Ample off street parking via Tarmac driveway
- Low maintenance front and South facing rear garden
- Five minutes walk to Bangor West train halt offering direct transport to Belfast City Centre
- A number of excellent schools within walking distance
- Bangor Town Centre is only five minutes away and offers an array of shopping facilities, boutiques and restaurants

The Property Comprises:

Ground Floor

Composite front door to . . .

Original tiled floor and Terrazzo flooring.

Hardwood stained and leaded glass inner door leading to . . .

ENTRANCE HALL: Corniced ceiling, distressed rectory solid wood floor.



CLOAKROOM WC: High flush wc, Belfast sink unit with feature tiled splashback, extendable mixer tap, feature radiator, ceramic tiled floor.

DINING ROOM: 14' 4" x 10' 10" (4.37m x 3.3m) Original carved mahogany fireplace, tiled inset, corniced ceiling, picture rail, distressed rectory solid wood floor. Original stained glass sash windows.



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Original double folding doors to . . .

DRAWING ROOM: 12' 8" x 13' 3" (3.86m x 4.04m) Corniced ceiling, picture rail, carved mahogany fireplace with multi-fuel burning stove, built-in cupboards and display shelving.



LIVING ROOM: 10' 11" x 11' 6" (3.33m x 3.51m) Hole in wall fireplace with sleeper mantle and cast iron multi fuel burning stove, display cabinet and shelving, picture rail, underfloor heating, laminate wood floor, walk-in under stairs storage cupboard.



UTILITY/BOOT ROOM: 10' 11" x 9' 5" (3.33m x 2.87m) Range of built-in units, display shelving, ceramic tiled floor, underfloor heating. Door to outside. Utility area plumbed for washing machine, space for tumble dryer.

Square archway to . . .

KITCHEN: 13' 9" x 10' 9" (4.19m x 3.28m) Solid wood, hand painted kitchen with excellent range of high and low level units, Quartz work surfaces, 1.5 stainless steel sink unit with mixer tap, waste disposal unit, Quartz splashback, Neff integrated dishwasher and microwave, stainless steel carousel unit, Neff 4 ring hob, stainless steel extractor fan and canopy, breakfast bar with cupboards below, space for American style fridge freezer, Neff double built-in oven, LED lighting, ceramic tiled floor, lantern skylight.

Sliding doors to patio / garden.



## First Floor

BEDROOM (1): 14' 2" x 12' 10" (4.32m x 3.91m) (Into Bay). Excellent range of built-in wardrobes, bedside drawers and cupboards, corniced ceiling, picture rail. Original stained glass sash windows.

BEDROOM (2): 13' 3" x 11' 5" (4.04m x 3.48m) Corniced ceiling, picture rail, low voltage spotlighting. Original stained glass sash windows.



BEDROOM (3): 10' 10" x 7' 5" (3.3m x 2.26m) Corniced ceiling, picture rail.

BEDROOM (4): 11' 4" x 8' 9" (3.45m x 2.67m) Corniced ceiling, picture rail.



LANDING: Full height, two door cupboard with shelving, access to roofspace via Slingsby type ladder. Gas boiler.

BATHROOM: Walk-in double shower cubicle, thermostatic shower unit and rain head, vanity unit, high flush wc, ball and claw foot bath with mixer tap and telephone hand shower, fully tiled walls, ceramic tiled floor, extractor fan, heated towel rail, backlit heated mirror with integrated shaver points, LED lighting.



## Outside

Tarmac driveway with ample parking and turning area.

Front garden laid in lawn.

Rear garden laid in lawn, raised sun terrace with steps to garden, outside lighting, tap and power point. Garden Shed.

Raised flower beds.

TIMBER GARAGE: Roller shutter door, light and power.



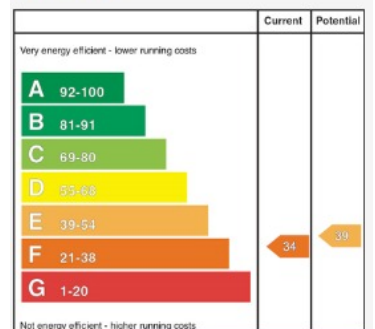
## Location:

Driving along the Bryansburn Road towards Bangor, number 35 is on the right hand side, just before the turn in for Osborne Drive.



### Energy Rating

Epc Type: Domestic  
 Current: F34  
 Potential: E39  
 EPC Landmark Code: 0519-2950-0202-6296-9980  
[Epc Certificate](#)



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