

TEMPLETON
ROBINSON



22c Downshire Road,
BANGOR,
BT20 3TN

Offers Around
£750,000

Viewing by
appointment with
& through agent
028 90 424747



Located just off the ever popular prestigious Downshire Road, this superb family home is approached by a private laneway and enjoys a secluded mature setting. The property also enjoys views across Belfast Lough from the principal rooms with it's ever changing nautical traffic and only a short stroll from Brompton Pier which is the hub for sea swimming.

The property has been well-designed with a contemporary theme and lends itself to family living. Of particular note would be the dining area open plan to kitchen and family room with double doors to patio/garden which enjoys a sunny aspect, spacious lounge and

on the first and second floors five well proportioned bedrooms to include principal room with dressing room and ensuite shower room, luxury family bathroom and shower room.

The much admired location remains within walking distance of delightful coastal walks, Bangor Marina for the yachting enthusiast, local schools and Bangor West railway halt for commuting to Belfast and beyond.

Only on personal appraisal can one fully appreciate this home's many quality attributes.

- Superb Detached Family Home
- Fabulous Lough Views from the Principal Rooms
- Extremely Well Presented Throughout
- Through Lounge with Marble Fireplace and Open Fire
- Entertainment Sized Dining/ Kitchen / Living Room with Direct Access to the Patio / Garden
 - Utility Room
 - Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms on First Floor, Principal Bedroom with Ensuite & Dressing Room, Family Bathroom
 - Two Further Bedrooms and Shower Room on the Second Floor
 - Double Glazed Windows / Gas Heating
 - Double Garage with Additional Driveway Parking for Several Cars
- Landscaped Gardens in Lawns, Several Sitting Areas that Enjoy the Sun Throughout The Day
 - Sought After Bangor West Location



Telephone 028 9042 4747
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Composite front door.

ENTRANCE HALL: Ceramic tiled floor.

CLOAKROOM: Low flush wc, pedestal wash hand basin.

Double doors to:

ENTERTAINMENT SIZED DINING/KITCHEN: 38' 10" x 14' 0" (11.84m x 4.27m) Solid wood maple kitchen with excellent range of high and low level units, granite work surfaces, one and a half bowl stainless steel sink unit with mixer tap, Rangemaster stove, extractor fan and canopy. AEG microwave, integrated dishwasher, Hotpoint American style fridge/freezer. Glazed display cabinet. Island with breakfast area and built-in wine rack. Solid wooden floor, LED lighting, feature brick effect tiles.



LIVING AREA: Contura wood burning stove. Sliding doors to patio/garden.



UTILITY ROOM: Further range of units, Ideal gas fired boiler. Plumbed for washing machine, ceramic tiled floor. Door to outside.

LOUNGE: 24' 0" x 14' 0" (7.32m x 4.27m) Marble fireplace with granite inset and hearth, dog grate with open fire.



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First Floor

BEDROOM (3): 12' 0" x 11' 0" (3.66m x 3.35m)

BEDROOM (2): 14' 0" x 12' 0" (4.27m x 3.66m) Excellent Lough views.



PRINCIPAL BEDROOM: 14' 0" x 13' 0" (4.27m x 3.96m) Excellent Lough views.

DRESSING AREA: Linen cupboard. Built-in pressurised water system.

ENSUITE SHOWER ROOM: Double shower cubicle with thermostatic shower unit and rain head. Duravit wash hand basin with cupboards below. Low flush wc, heated towel rail, fully tiled walls, ceramic tiled floor, extractor fan.



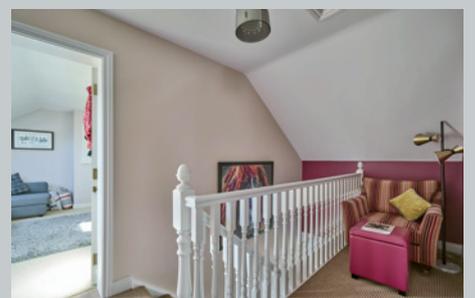
BATHROOM: White bathroom suite comprising shower cubicle with telephone hand shower and rain head, wash hand basin, low flush wc, fully tiled Jacuzzi style bath, fully tiled walls, ceramic tiled floor, heated towel rail, extractor fan.



Second Floor

BEDROOM (4): 17' 0" x 14' 0" (5.18m x 4.27m)

Storage into eaves.



SHOWER ROOM: Fully tiled shower cubicle with Mira Sport electric shower, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, extractor fan. Built-in cupboard.

BEDROOM (5): 17' 11" x 14' 0" (5.46m x 4.27m) Velux windows, storage into eaves.



Outside

Private laneway leading to:

Pebbled driveway with ample parking to:

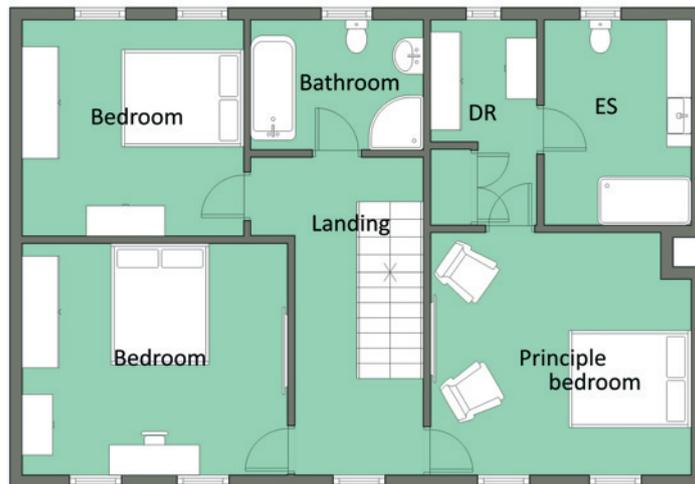
DETACHED DOUBLE GARAGE: 19' 0" x 17' 10" (5.79m x 5.44m) Light and power, electric roller shutter door.

Patio area to rear ideal for dining al fresco. Garden laid in lawn to front side and rear.



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Location:

From Bryansburn Road travelling towards Bangor take a left at roundabout into Maxwell Road. Downshire Road is on the right hand side and No 22C is on the left hand side and is approached by a private laneway.

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www.templetonrobinson.com

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700

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