















61 Queens Parade, Bangor, County Down, BT20 3BH

Asking Price: £395,000



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**EPC Rating: D** 

# Description

Victorian Seafront Residence | Grade B2 Listed | Overlooking Bangor Marina

Commanding a prime position on Bangor's prestigious Queen's Parade, this elegant Victorian mid-terrace offers timeless character, generous proportions, and outstanding views across the marina. A rare Grade B2 listed property, Number 61 combines classic architecture with refined comfort.

The ground floor comprises a welcoming reception hall, two formal reception rooms with original detailing, and a spacious kitchen with ample dining area, ideal for family living and entertaining.

A standout feature is the first-floor drawing room, positioned to capture sweeping sea views through its tall windows—a perfect setting for relaxing or hosting guests. Two bedrooms and the luxurious main bathroom complete this level.

The bathroom installed in 2024 is a true highlight—a carefully curated space featuring a double-ended slipper bath, as well as a separate walk-in shower.

The second floor includes two further bedrooms with master again enjoying stunning views over the Marina.

This stunning home boasts original sash windows and working window shutters as well as working fireplaces in the 3 principal reception rooms. The property was also reroofed in 2022.

Externally, a front terrace provides space to sit and enjoy the coastal setting, while the rear yard offers useful storage. With the Marine Gardens regeneration underway just opposite, and all town amenities within easy reach, this is a unique opportunity to secure a home of distinction on Bangor's seafront.

## **Entrance Porch**

Front door with glazed over panel to enclosed entrance porch.

Original fully tiled floor, glazed inner door with etched inset and glazed over panel to reception hall.

## **Reception Hall**

Exposed solid wooden floorboards, cornice ceiling, ceiling rose, storage under stairs.

# **Living Room**

15'8" x 11'10" (4.78m x 3.6m) into bay at widest points Attractive Slate fireplace with tiled inset and hearth, working window shutters, picturesque view over Bangor Marina, cornice ceiling and picture rail.

# Family Room

11'8" x 9'2" (3.56m x 2.8m)

Attractive Slate fireplace with tiled inset and hearth, cornice ceiling, picture rail, original window shutters.

# Kitchen / Dining

23'10" x 11'4" (7.26m x 3.45m)

Belfast sink unit with antique style mixer taps, excellent range of high and low level units with solid wood worktops, Range recess, extractor fan, recessed spotlights, tiled floor, plumbed for washing machine, vented for tumble dryer, gas boiler, casual dining area. Glazed door to rear yard.

## **First Floor Return**

Cornice ceiling, skylight with original stained glass.

## **Bedroom 4**

11'4" x 9'5" (3.45m x 2.87m)

#### Bathroom

13'11" x 7'5" (4.24m x 2.26m)

White suite comprising: Double ended slipper bath with ball and claw feet and antique style mixer taps and telephone hand shower. fully tiled walk in shower cubicle with thermostatically controlled shower unit and Rain shower, low flush WC, pedestal wash hand basin, part panelled walls, linen cupboard with pressurised hot water system.

#### First Floor

#### Bedroom 2

11'2" x 9'11" (3.4m x 3.02m) Picture rail and cornice ceiling.

# **Drawing Room**

16'2" x 16' (4.93m x 4.88m)



For full EPC please contact the branch.



Feature slate fireplace with cast iron horse shoe inset and slate hearth, Cornice ceiling and picture rail. Views over Bangor Marina.

# Second Floor

Access to roof space.

## Bedroom 1

16 x 13'6" (16 x 4.11m)

Views over Bangor Marina and beyond.

## Bedroom 3

13'10" x 10 (4.22m x 10)

#### Outside

Enclosed courtyard to rear with a south westerly aspect. Garden store with power and light.

## Gardens

Front garden in lawns and shrubs with patio / terrace with views over Bangor Marina.

## NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Paver) Regulations 2017 -



**TOTAL: 1878 sq. ft**FLOOR 1: 700 sq. ft, FLOOR 2: 313 sq. ft, FLOOR 3: 427 sq. ft, FLOOR 4: 438 sq. ft