



This imposing red brick semi detached villa occupies a prime site along the ever popular Bryansburn Road which is an area well known for its quality of housing, delightful coastal walks, Bangor Marina and only a short stroll from Bangor town centre with its excellent shopping facilities and restaurants.

Internally the property boasts numerous delightful features including ornate cornices, ceiling roses, period marble fireplaces however some modernisation would further enhance the property. The internal layout provides flexible accommodation and we would have no hesitation in recommending this fine family home which offers a great deal in this appealing location.

Early internal inspection is a must to avoid disappointment therefore arrange a viewing at your earliest convenience.

Offers Around  
£360,000

46 Bryansburn Road,  
BANGOR,  
BT20 3SB

---

Viewing by  
appointment  
through agent  
028 9042 4747





- Attractive Red Brick Semi Detached Villa
- Priced to Allow for Modernisation
- Living Room, Drawing Room & Dining Room
- Morning Room leading to Kitchen
- Ground Floor Bathroom
- Four Well Proportioned Bedrooms & Study on the First Floor
- Family Bathroom
- Store Room and Luggage Room
- Oil fired central heating/Majority of windows uPVC double glazed window frames
- Gardens to Front, Side and Rear in Lawns, Mature Trees
- Vehicular Access from Bryansburn Gardens with Driveway Parking, Garage etc
- Popular & Sought After Location



The Property Comprises:

### Ground Floor

Hardwood front door.

ENTRANCE PORCH: Inner door to:

ENTRANCE HALL:

LIVING ROOM: 17' 0" x 14' 0" (5.18m x 4.27m) (into bay). Original wood flooring, cornice ceiling. Marble fireplace with cast iron wood burning stove.



DRAWING ROOM: 16' 0" x 14' 0" (4.88m x 4.27m) Marble fireplace with cast iron and tiled inset, open fire. Cornice ceiling, picture rail.





DINING ROOM: 12' 0" x 11' 0" (3.66m x 3.35m) Marble fireplace, tiled inset. Original wood flooring.



BATHROOM: White bathroom suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush wc, original quarry tiled floor. Tongue and groove ceiling, part tiled walls.





MORNING ROOM: 13' 0" x 10' 0" (3.96m x 3.05m) Feature tiled walls. Rayburn range (not in use). Tongue and groove ceiling. Double doors to:



KITCHEN: 15' 0" x 11' 10" (4.57m x 3.61m) Fully fitted kitchen with range of high and low level units, laminate work surfaces, one and a half bowl ceramic sink unit, mixer tap. Plumbed for washing machine, plumbed dishwasher, space for range cooker, space for fridge/freezer. Ceramic tiled floor. Door to outside.



Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



## First Floor Return

Airing cupboard.

BATHROOM: White bathroom suite comprising panelled bath with thermostatic shower unit, low flush wc, panelled walls.

SEPARATE WC: Low flush wc, panelled walls.

STORE ROOM:

LUGGAGE ROOM:



## First Floor

BEDROOM (4): 12' 0" x 11' 10" (3.66m x 3.61m) Original wood flooring.

BEDROOM (3): 13' 0" x 11' 0" (3.96m x 3.35m) Built-in cupboard.

BEDROOM (2): 14' 10" x 14' 0" (4.52m x 4.27m)

BEDROOM (1): 17' 0" x 14' 0" (5.18m x 4.27m)

STUDY: 10' 11" x 6' 0" (3.33m x 1.83m)





## Outside

Pedestrian pathway from Bryansburn Road.

Access from Bryansburn Gardens leading to driveway to rear.

GARAGE.

COAL HOUSE/GARDEN STORE: Oil fired boiler.

Gardens to front, side and rear in lawns and mature trees.

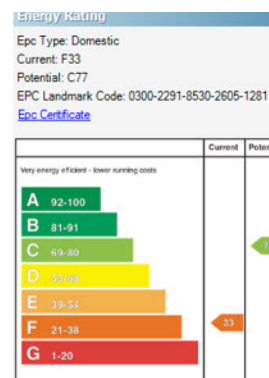


## Location:

Travelling out of Bangor from Grays Hill from the mini roundabout, No. 46 is on right hand side.



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.