



14

14 MAXWELL PARK

BANGOR



THIS PROPERTY IS
OPULENCE PERSONIFIED.

14 MAXWELL PARK
BANGOR

HAVE YOU EVER STAYED IN A BOUTIQUE
ATMOSPHERIC HOTEL & WONDERED WHY THE
REST OF YOUR LIFE DOESN'T LIVE UP TO THOSE
STANDARDS, THEN 14 MAXWELL PARK, BANGOR MAY
BE THE ANSWER?

This opportunity to purchase a prestigious property with such superior design
and stunning placement is a rare one.

Number 14 Maxwell Park, Bangor is without doubt one of the finest Properties to
be introduced to the Sales Market within this area for many years and we would
strongly recommend an early viewing to truly appreciate what this commanding
Family Residence has to offer.



Independent Property Estates are honoured to present Number 14 Maxwell Park,
Bangor – a truly magnificent contemporary Family Residence, situated off the
prestigious Maxwell Road area, within one of the most sought-after residential
locations in North Down and is the epitome of exemplary design.



This opulent & spacious Family Residence, provides exceptional accommodation
both indoors and outdoors for entertaining, therefore offering ideal family living
for today's modern & growing family.

You cannot help but be overwhelmed by the quality specification of this recently
extended, thoughtfully and sympathetically renovated residence.

14 MAXWELL PARK BANGOR

FROM ENTERING THE GRACIOUS RECEPTION HALL,
ONE CANNOT HELP BUT TO BE OVERWHELMED BY THE
GRANDEUR AND OPULENCE OF THIS STUNNING PROPERTY

With accommodation extending over two floors, 14 Maxwell Park covers approximately 2,700 sq. ft. offering superb accommodation, generous living space and a Landscaped Garden to the Rear.

This unique family home is positioned in a secluded cul-de-sac location and situated in the prestigious Bangor West area and within walking distance from the National Trust Coastal Walk.

This magnificent, opulent family home offers an equally stunning interior, with contemporary everyday living spaces, complimented with substantial outdoor grounds ideal for entertaining, or for the ever-growing family to utilise the area for outdoor activities and entertaining.

Number 14 is accessed via an Aluminium and Glazed front Door, from here you enter the Entrance Hall, with its Laminate Wooden Flooring and feature Oak Staircase with Glass Balustrade.

This sets the tone for what is to come as you start your journey through this luxurious Family Home.



14 MAXWELL PARK
BANGOR

BROUGHT TO YOU BY INDEPENDENT PROPERTY ESTATES
PART OF THE INDEPENDENT GROUP OF COMPANIES
DELIVERING DREAMS IN THE NORTH DOWN & ARDS AND BEYOND.

- Stunning Detached Family Home
- Prestigious and Sought-After Bangor West Location
- Accommodation over Two Floors circa 2,700 sq. ft
- Five Bedrooms
- Master Bedroom Ensuite Shower Room
- Two Reception Rooms
- Luxury Bespoke Fitted German Kitchen
- Bathroom and Ensuite from Haldane Fisher
- Utility Room
- Ground Floor W.C.
- Porcelain Tiles supplied by Ceramica
- Underfloor Heating System in Kitchen & Lounge
- Gas Fired Central Heating System
- Aluminium & uPVC Double Glazed Windows
- Detached Garage with Insulated Sectional Electronic Door
- Finished to an Exceptionally High Standard
- Large, Private South Facing Garden with Entertainment Area
- Driveway providing substantial Parking Facilities
- Close to National Trust Coastal Walk

OFFERS OVER £695,000!



GROUND FLOOR

Entrance Hall (27' 02" x 10' 5")

Access via an Aluminium and Glazed Door, complete Laminate Wooden Flooring and a feature Oak Staircase with Glass Balustrade.

Bedroom Five / Living Room (20' 09" x 9' 05")

Front aspect double Bedroom complete with Laminate Wooden Flooring.

W.C. (10' 03" x 5' 02")

Two-piece Suite comprising a Low Flush W.C. and a Pedestal Wash Hand Basin. Complete with Tiled flooring and part Tiled Walls.

Lounge (19' 09" x 15' 06")

Rear aspect Reception Room with underfloor heating, Laminate Wooden Flooring, and a feature Vaulted Ceiling with two Velux Windows with battery operated Blinds which provide extra natural light. Complete with a feature Gas Belfire Inset Fire with Surround, recessed Spotlights and uPVC and Glazed double Doors provide access to the rear Garden / Entertainment area.

Kitchen / Living (29' 07" x 27' 02")

Luxury Fitted Bespoke German Kitchen with a range of high- and low-level Units with complimentary Worktops. Comprising an integrated Microwave and Oven, wired for a Warming Drawer, an integrated Fridge / Freezer, Dishwasher, a Siemens Four Ring Ceramic Induction Hob with an Extractor Hood Over and a 1 & ½ Stainless-Steel Sink / Drainer Unit. Complete with a Breakfast Bar area with extra storage under, recessed Spotlights, Tiled Flooring and an Aluminium and Glazed Sliding Door provides access to the rear Garden / Entertainment area. Access to:

Utility Room (10' 02" x 4' 08")

A range of high- and low-level units with complimentary Worktops, a Stainless-Steel Sink / Drainer, Plumbed for a Washing Machine and Tumble-dryer. Complete with Tiled Flooring and access to the side of the Property via an Aluminium and Glazed Door.



LOUNGE



KITCHEN / LIVING



KITCHEN / LIVING



BEDROOM THREE

FIRST FLOOR

Galleried Landing (14' 04" x 11' 04")

Bright and spacious wrap around Landing with feature bespoke Oak Wooden Staircase with a Glass Balustrade. Complete with recessed Spotlights and a Nuair Air Ventilation System.

Master Bedroom (17' 04" x 12' 04")

Front aspect double Bedroom with Laminate Wooden Flooring. Access to:

Ensuite Shower Room (6' 02" x 6' 07")

Three-piece Suite comprising a walk-in double Shower with Rainfall Mains Shower over, a Sink with a Vanity Unit under and Mirror with Lighting above and a Low Flush W.C. Complete with Tiled Flooring, part Tiled Walls, a Chrome heated Wall Radiator, Recessed Spotlights and an Extractor Fan.

Bedroom Two (12' 06" x 8' 02")

Front aspect double Bedroom with Laminate Wooden Flooring and access to built-in Storage.

Bedroom Three (12' 05" x 7' 08")

Rear aspect double Bedroom with Laminate Wooden Flooring.

Bedroom Four (13' 07" x 8' 02")

Front aspect double Bedroom with Laminate Wooden Flooring and access to built-in Storage.

Bathroom (7' 07" x 6' 03")

Deluxe three-piece Suite comprising a Bath with a Mains Shower over, a Sink with a Vanity Unit Under and a Mirror with Lighting above and a Push Button Flush W.C. Complete with Tiled Walls, Tiled Flooring, a Chrome Heated Wall Radiator, recessed Spotlights and an Extractor Fan.



OUTSIDE



The Property also boasts an exceptionally finished Detached Garage, which is secured with an Electric Insulated Bifold Door and a separate side entrance Door.

This area could also be utilised for a myriad of uses such as a Gym, a Cinema room or for those wishing to avail of today's hybrid working environment.



Outside there is a stunning entertainment area with a Garden in Lawn and Paving, which is the perfect place to unwind and relax or for a young family to enjoy family outdoor activities.



14 Maxwell Park is also a short walk to Bangor Town Centre along the splendid coastal path and within close proximity to local Golf and Yacht Clubs.

Detached Family Homes such as Number 14 Maxwell Park, Bangor with the exceptional accommodation on offer, are always in huge demand and it is with this in mind that we believe that it is very likely that the new owners of

Number 14, may well be currently residing overseas and are patiently waiting for this magnificent home to come to the Open-Market; well now is that opportunity.

We really do recommend a personal accompanied viewing of this commanding Family Home and its true magnificence can only be appreciated by seeing in person what exactly is on offer.

Detached Garage (20' 08" x 19' 02")

Dual access via an Electric Bifold Insulated Door to the front and a separate pedestrian door to the side. Complete with Light and Power.

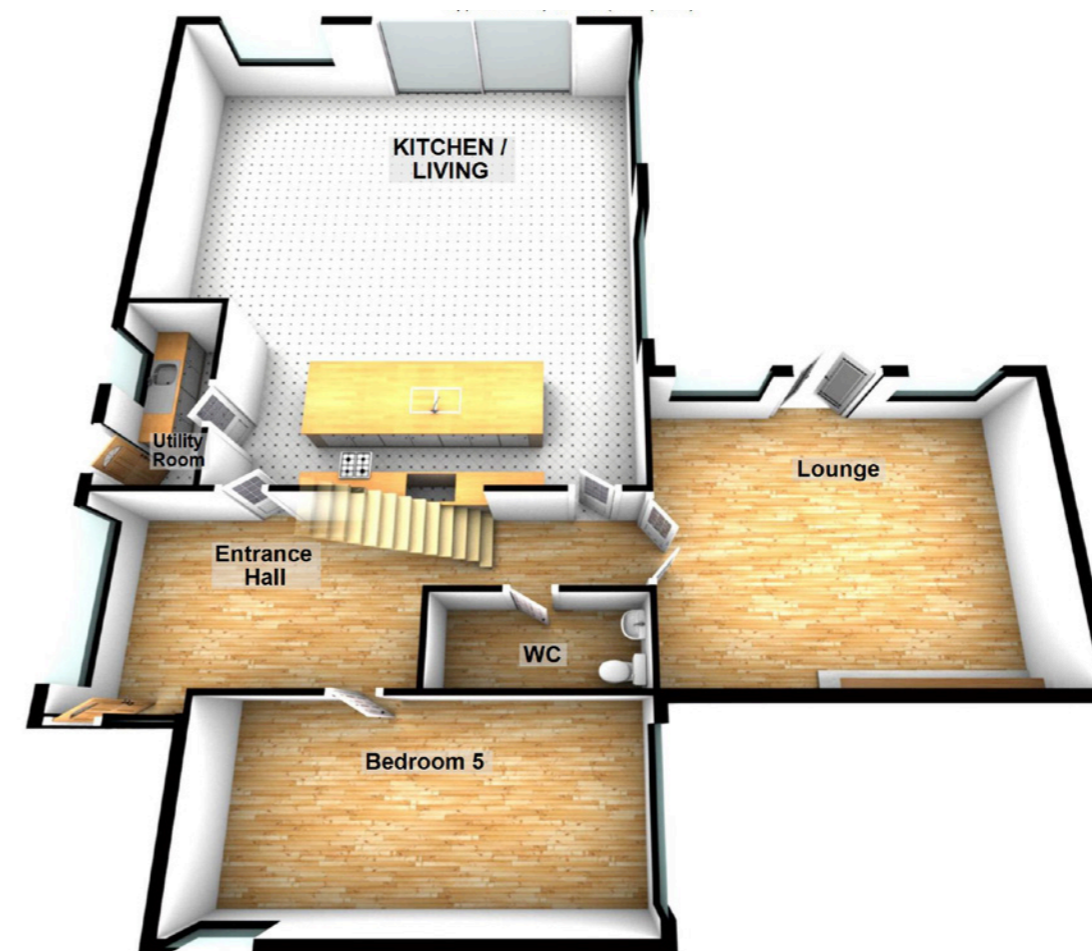
Front

Driveway providing ample Parking for Multiple Cars. Complete with access to the Garage.

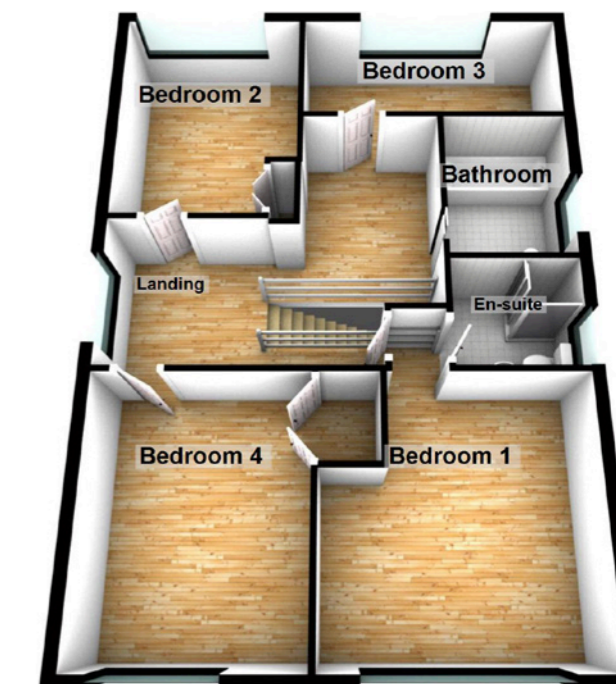
Rear

Private, South Facing Fence and Hedge enclosed Garden in Lawn and a Paved area ideal for Entertaining / Relaxing. This is the perfect place to relax or Entertain guests with a BBQ or a drink or two.

FLOORPLANS



GROUND FLOOR



FIRST FLOOR

14 MAXWELL PARK

BANGOR

LIVING IN BANGOR

A seaside resort on Belfast's doorstep, the beauty of Bangor is immediately evident upon arrival. The bustling town boasts an array of places to explore, making it a popular destination with locals, day-trippers, and tourists alike.

The picturesque marina is the backdrop to Bangor Castle, the Abbey, North Down Museum, and the ever-popular Pickie Fun Park, while outdoor activities such as sailing, golfing, and karting truly offers something for everyone.

Renowned as a town steeped in natural history, Bangor has seen plenty of talent hail from here in recent years, paving the way for a new story to tell. In 1858, author Charles Dickens sought solace during a lecture tour by taking a swim at Ballyholme Beach.

Those living in Bangor benefit from a perfect fusion of independent retailers and high street stores on their doorstep. Shoppers flock to

14 MAXWELL PARK
BANGOR

the Bloomfield Centre and Springhill Shopping centre, while those who seek something a little bit different have their needs met thanks to a collection of one-of-a-kind boutiques. A wealth of eateries, pubs and entertainment venues cater to your every whim.

Who is Bangor ideal for?

An area of prime development, Bangor presents a variety of new-build homes in highly sought-after areas. Those living in Bangor enjoy proximity to Belfast which makes it a firm choice for families who commute to the city by day and soak up the idyllic location of Bangor by night.

The town also offers a variety of mansion style homes, apartments, semi-detached and detached houses, meaning living needs are easily met.



What to do in Bangor?

Bangor Castle: A great starting point for soaking up Bangor's heritage, the castle was built in 1852 for the Ward Family. Nowadays, it is home to Ards and North Down Borough Council, with the mansion's spectacular grand salon used as the council chamber. Situated in the grounds of Castle Park and just a short walk from Bangor Castle Walled Garden, spend a few hours here and revel in its beauty.

Bangor Abbey: Evolved in line with history, the church was subjected to Viking attacks, and restored to its former beauty in the 1600s. The churchyard houses an array of fascinating gravestones, including a memorial to the assistant surgeon of the Titanic, John Edward Simpson.

Pickie Fun Park: Down by the marina resides the institution of Pickie Fun Park. Offering the opportunity for a fun-filled family day out, the park boasts many activities including the Pickie Puffer Steam Train, pedal boat swans and an 18-hole nautical inspired mini-golf course.

Bangor Marina: Recognised as one of Ireland's largest marinas, Bangor Marina was awarded Blue Flag status. The McKee Clock and Sunken Gardens can also be found here, while the



maritime-inspired Sea Bangor Festival is a highly anticipated summer event.

North Down Museum: Uncover the history of Bangor in its dedicated museum. Travel from the Bronze Age to the present day or enjoy a free exhibition hosted throughout the year.

Clandeboyne Estate: The historic Clandeboyne Estate and Courtyard is one of just a handful in Northern Ireland, which is still under the ownership of the original family. Spread across two thousand acres, discover private gardens, or check out a regular event.

Bangor Golf Club: Quoted by Rory McIlroy as "one of my favourite parkland courses in Ireland," Bangor Golf Club is located a stone's throw away from the town centre. Charming and challenging in equal measures, the 18-hole championship course boasts exquisite views.

Schools in Bangor

Glenlola Collegiate: Glenlola Collegiate is a dynamic girls' grammar school set in the heart of Bangor. First established in 1880, this school is steeped in history and has a strong focus on academic achievement and extracurricular activities.

Bangor Grammar School: Bangor Grammar was first established in 1828 and now resides on a brand-new site in Bangor. The school exists to provide the best in modern grammar education. Bangor Grammar excels within its sporting teams and offers a vast range of extra-curricular activities.

St Columbanus' College: St Columbanus' College was established in 1960 to serve the parishes of Bangor, Holywood, and Newtownards. The school has a wide curriculum and an emphasis on vocational & technical skills.

South-eastern Regional College: SERC is a further education college which offers a range of traditional and vocational courses for further and higher education. The Bangor campus specialises in Sciences, Technology, Media, Arts, Construction and Sports.





Independent
PROPERTY ESTATES

THE HOUSE **SOLD** NAME IN ESTATE AGENCY

028 9145 0000
www.ipestates.co.uk

OFFERS OVER £695,000!

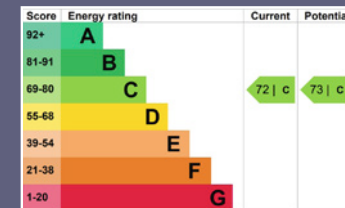
Independent House
11 Hamilton Road
Bangor BT20 4JP
Northern Ireland



#THEAGENTTOBEWITH

info@ipestates.co.uk

▶ VIDEO TOUR ONLINE!



The Vendors and their Agents give notice that 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 correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers must satisfy themselves as to current specification at time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to this property. Artist's impression and photographs are for illustration purposes only. Plans are not to scale and all dimensions shown are approximate.