



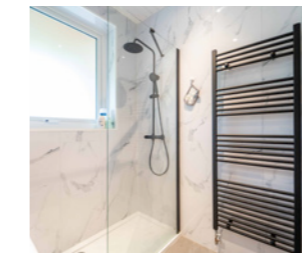
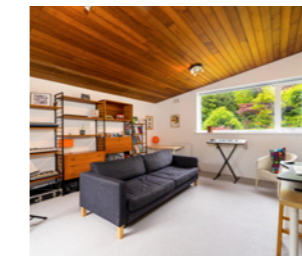
3

BROMPTON  
ROAD,  
BANGOR



STUNNING DETACHED FAMILY HOME  
BOASTING UNIQUE DESIGN & ARCHITECTURE.

# 3 BROMPTON ROAD, BANGOR



The opportunity to purchase a prestigious property with such a unique design and stunning placement, in arguably one of the most sought-after areas in North Down is a rare one.

Number 3 Brompton Road, 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 3 Brompton Road, Bangor - a truly magnificent Family Residence, situated off the prestigious Maxwell Road area, within one of the most sought-after residential locations in North Down.

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.

Furthermore, this stunning home's single floor layout lends itself perfectly to many other individual needs, from Professional Couples to those wishing to downsize to one level whilst still retaining space.

# 3

## BROMPTON ROAD, BANGOR

From entering the Reception Hall, one cannot help but to be overwhelmed by the grandeur, spaciousness and uniqueness of this stunning recently renovated Property.

This unique family home is positioned in a secluded cul-de-sac location and situated within walking distance from Brompton Bay and the picturesque North Down Coastal Path.

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

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

3 Brompton Road 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 3 Brompton Road, 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 3, 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.



# 3 BROMPTON ROAD, BANGOR

Designed to maximise light which fills the house & takes advantage of the path of the sun.

- Single Floor Layout suitable to a myriad of individual needs
- Total Gross Area Circa 2,000 sqft
- Prestigious & Sought-After North Down Address
- Close Proximity to Brompton Bay / Jenny Watts Cove
- Three Double Bedrooms (plus Home Office / Study)
- Stunning Feature Lounge with Stove Burner Open Plan to Dining Room
- South Facing Sitting Area with Sliding Doors to Patio Area

- Spacious Kitchen with Breakfast Area & Access to Boot Room
- Deluxe Fitted Bathroom Suite & Separate Contemporary Shower Room
- Gas Fired Central Heating & uPVC Double Glazing
- Basement Level Double Garage with Sliding Doors to Front
- Cul-De-Sac Location with Direct Coastal Path Access
- Secluded Mature Rear Garden in a mixture of Lawn well placed Bushes & Trees
- Enclosed Patio Area to the Side of the Property with Flowerbed edging to relax or entertain
- Spacious Driveway to the front of the Property edged with Lawn, Bushes & Trees for privacy

OFFERS OVER - £549,950





Entrance Hall



Lounge



Kitchen



Dining Area



Sitting Area



Bedroom 3



Principal Bedroom



Bedroom 2



Bathroom

## GROUND FLOOR

### Entrance Porch

Accessed via the side aspect of the Property, this Enclosed Entrance Porch is accessed via a PVC Door and is complete with Wooden Flooring. Leading to:

### Entrance Hall

Spacious bright and airy Entrance Hall complete with Wooden Floor and access to a spacious Storage Cupboard.

### Lounge (25' 5" x 15' 7")

Beautifully designed feature Reception Room with sloping ceiling and a Wood Burning Stove on a tiled hearth. Complete with Wooden floor and surrounding aspect windows create a bright and airy environment. Open plan to:

### Dining Area (13' 5" x 12' 6")

Spacious Dining Area located off the Lounge. Complete with Wooden Flooring. Bright and airy environment capitalising on its southerly aspect.

### Kitchen (20' 0" x 11' 11") at widest point

Fitted Kitchen with an excellent range of high and low level units with complimentary worktops leading into a Breakfast Bar Area. Integrated appliances include a five ring Gas Hob, a dual Oven, a Washing Machine, a Stainless-Steel Sink Unit and is plumbed for a Dishwasher. Leading to:

### Boot Room (7' 6" x 5' 4")

Offering a side access to the Property and complete with a range of units, a Stainless-Steel Sink Unit and tiled floor.

### Sitting Area (12' 7" x 10' 9")

Ideal place to relax with large windows creating a bright and airy environment capitalising the southerly aspect. Sliding doors lead to the enclosed brick paved seating area also enjoying the southerly aspect.

### Principal Bedroom (17' 4" x 14' 9")

Spacious double Bedroom with views over the beautiful Rear Garden.

### Bedroom Two (17' 9" x 10' 1") at widest point

Spacious double Bedroom with views over the beautiful Rear Garden.

### Bedroom Three (12' 9" x 11' 3")

Double Bedroom with access to built-in Mirror Slide Robes.

### Study (7' 2" x 6' 5")

Currently utilised as a Home Office / Study. Offers potential use as a further Bedroom.

### Bathroom

Deluxe fitted Bathroom with a white three-piece suite comprising a Panel Bath with Shower attachment, a Pedestal Wash Hand Basin and a Push Button W.C.. Complete with tiled floor and tiled walls.

### Shower Room

Modern fitted Shower Room with PVC Panel Walls and floor tiles. Three-piece white suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a walk-in Shower Enclosure with Mains Shower.

3 BROMPTON ROAD, BANGOR



## BASEMENT & OUTSIDE

The Property also boasts a large Integral Double Garage, which nestles below the main property & could be ideally converted to suit a myriad of requirements, subject to the appropriate approvals.

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.

Externally, sitting on a generous sized and private site, this property enjoys a spacious parking area to the front edged with lawn and mature trees.

To the rear of the Property, there is a beautiful mature garden laid in a mixture of lawn, bushes, shrubbery and trees creating a beautiful private and tranquil area to relax or entertain.

3 Brompton Road is also a short walk to Bangor Town Centre along the splendid coastal path and within close proximity to local Golf and Yacht Clubs.



### **Garage One (20' 5" x 12' 0")**

Accessed from the Driveway via a sliding door. Fitted with light & power. Suitable for a myriad of individual uses.

### **Garage Two (15' 5" x 11' 8")**

Accessed from the Driveway via a sliding door. Fitted with light & power. Suitable for a myriad of individual uses. Access to:

### **Storeroom (11' 8 X 4' 11")**

Separate Storeroom located to the rear of Garage Two.

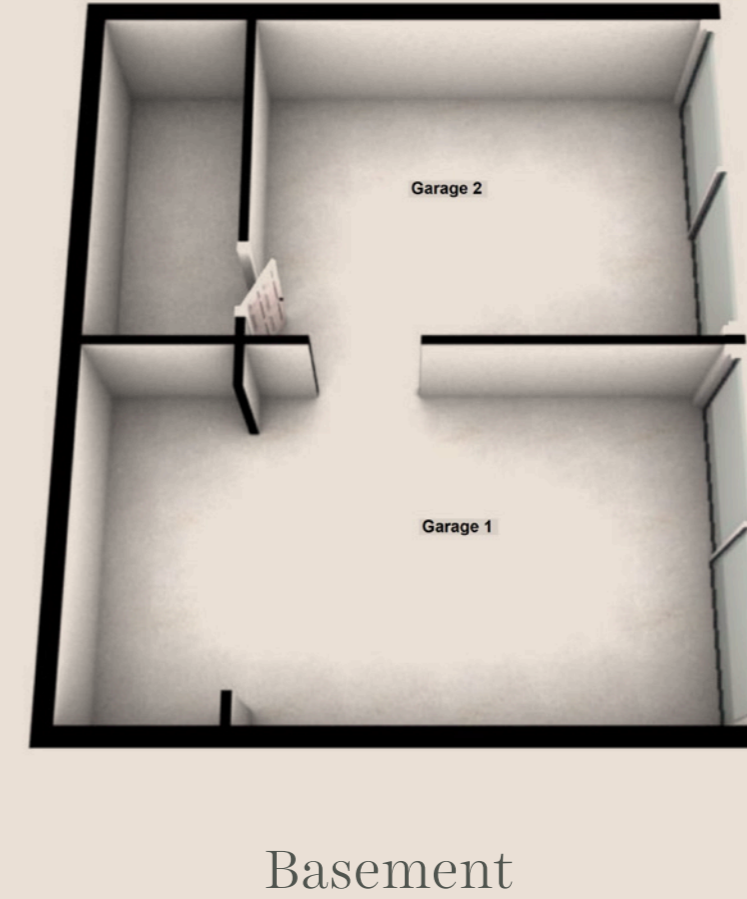
### **Front**

To the front of the property there is a spacious parking area, with space for multiple vehicles, edged with a lawn garden, hedging and mature trees.

### **Rear**

To the rear of the Property, there is a beautiful mature garden laid in a mixture of lawn, bushes, shrubbery and trees creating a beautiful private and tranquil area to relax or entertain.

# FLOOR PLANS









**Independent**  
PROPERTY ESTATES

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92+	A		
81-91	B		
69-80	C		70   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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