



77

BRUNSWICK ROAD,
BANGOR WEST



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EXTENSIVELY RENOVATED & EXTENDED
TO A HIGH STANDARD THROUGHOUT

At Independent Property Estates, we sell lots of Properties, of all types and sizes but it is always a privilege to offer For Sale, something which is just a little bit different... such as 77 Brunswick Road, located in arguably one of the most sought after areas in Bangor.

We are truly honoured to be instructed to offer to the Sales Market what is arguably one of the most recognised Properties on this side of Town and one that really has to be seen to be believed.

The Property was acquired by our clients a number of years back and since then this outstanding Family Home has been extensively, yet thoughtfully renovated and further complimented with a large two storey extension.



**77 BRUNSWICK ROAD,
BANGOR WEST**

This commanding Family Home provides accommodation on the Ground Floor with two separate Reception Rooms, an Office /Study that could be utilised as Ground Floor Bedroom, a Ground Floor W.C and what is arguably the family hub - by way of an outstanding Kitchen and family living area, with access to the large enclosed rear garden, via floor to ceiling sliding doors.

The Kitchen area is further complimented with a fitted utility area providing further easy access to the side garden.

The rear garden is fence and wall enclosed, providing ideal facilities in a safe environment for a young growing family and ideal for entertaining.

The Ground Floor features underfloor heating throughout and the Property itself is fully triple glazed to maximise energy efficiency.

The First Floor is accessed via a glass panelled staircase, which in turn provides an overall bright and airy feeling for the Ground Floor below.

The First Floor benefits from four double Bedrooms, with the Principal Suite enjoying access to a deluxe Ensuite Shower Room and a Walk-in Wardrobe.

The principal Bedroom is further complimented with a glass panelled 'Juliet' balcony area providing views over the rear garden.

The First Floor is completed with a deluxe Bathroom and access to the substantial roof space.

Accessed via a pulldown ladder from the First Floor Landing, a spacious Roof Space has been floored and has a front aspect window fitted for light.

Externally, in addition to the spacious Rear Garden, this Property enjoys a spacious parking area to the front of the Property as well as access to the adjoined Garage.

The list of superlatives to describe this unique and commanding family home are endless and as such viewing is not so much recommended as demanded, for this once in a lifetime opportunity to acquire one of Bangor's most recognised Family Homes.

Stunning Detached Family Home

Having been completely transformed following an extensive gut renovation project, our clients have spent considerable time, money and passion, by thoughtfully and sympathetically creating something that is simply amazing.

Located at the corner of Brunswick Road and Brunswick Avenue, this opulent Family Home is a few minutes' walk from Bangor City Centre and further benefits from being located close to various Nursery and Primary Schools, again within walking distance.



Specification

- Extensively Renovated & Extended to a High Standard Throughout
- Sought-After Bangor West Location
- Luxury Contemporary Finish Throughout
- Total Area Approx 2,420 (excluding Adjoined Garage)
- Four First Floor Double Bedrooms (Two Ensuite Shower Rooms)
- Principal Suite with 'Juliet' Balcony, Walk-in Wardrobe and Deluxe Ensuite Shower Room
- Luxury Fitted Kitchen open plan to Living / Dining & Floor to - Ceiling Sliding Doors to the Rear Garden
- Three Separate Reception Rooms (One Could be utilised as a Ground Floor Bedroom or Home Office)

- Deluxe Fitted First Floor Contemporary Bathroom Suite
- Contemporary Ground Floor W.C.
- Gas Fired Central Heating, Underfloor Heating to Ground Floor & Fully Triple Glazed
- Adjoined Garage
- Spacious Driveway for Multiple Vehicles to the Front
- Spacious South Facing Enclosed Rear Garden in Lawn & Feature Paving
- Close to Bangor West Train Halt, Bangor Town Centre & the Picturesque North Down Coast is only a short distance away

OFFERS OVER - £450,000

**77 BRUNSWICK ROAD
BANGOR WEST**





Entrance Hall



Lounge



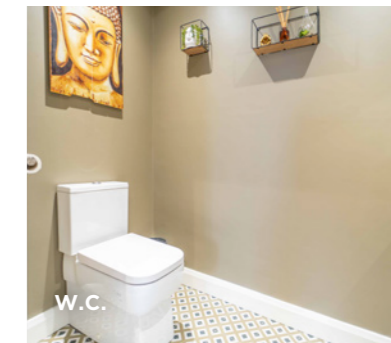
Kitchen / Dining / Living



Sitting Room



Office / Study / Bedroom Five



W.C.



**77 BRUNSWICK ROAD,
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Ground Floor

Entrance Hall

Composite Door leading into the Entrance Hall complete with tiled flooring.

Lounge (16' 9" x 12' 7")

Spacious front aspect Reception Room with Herringbone style Solid Wooden Flooring. Complete with a feature wall-mounted contemporary Electric Fire.

Sitting Room (16' 7" x 10' 0")

Spacious front aspect Reception Room with Herringbone style Solid Wooden Flooring.

Office / Study / Bedroom Five (9' 10" x 6' 11")

Ideal for use as a Home Office but also lends itself to a Ground Floor Bedroom if required. Complete with Herringbone style Solid Wooden Flooring.

Kitchen / Dining / Living (30' 0" x 15' 7")

The jewel of this home. A luxury fitted Kitchen with and excellent range of high and low level units and a matching Island Unit each set with beautiful Quartz Stone Worktops. Integrated appliances include an Induction Hob, a Fridge / Freezer a Stainless Steel Sink Unit and two separate Ovens. The Kitchen opens to provide ample space for both Living and Dining. Floor to ceiling sliding doors run

almost the length of room allowing light to flow in and seamlessly connects the room to the outdoor feature paved Patio Area. Tiled Floor runs through the Kitchen / Living / Dining Area continued from the Entrance Hall.

Utility Room (8' 8" x 7' 0")

Excellent range of low level units with complimentary Worktops and a Sink Unit. Plumbed for utilities and tiled flooring continued from the Kitchen. Door leading to the Garden.

W.C. (7' 0" x 3' 6")

Modern two-piece white suite comprising a Push Button W.C. and 'tabletop' Wash Hand Basin. Complete with tiled floor



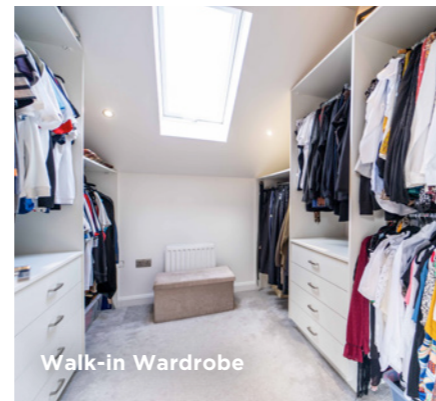
Bedroom Two



Bedroom Three



Landing



Walk-in Wardrobe



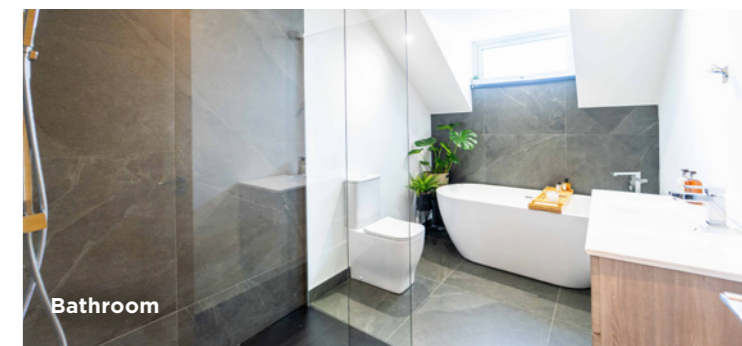
Principal Suite



Ensuite Shower Room



Bedroom Four



Bathroom

**77 BRUNSWICK ROAD,
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First Floor

Principal Suite (20' 0" x 15' 10")
Spacious Rear aspect double Bedroom with a 'Juliet' Balcony overlooking the rear garden.

Walk-in Wardrobe (9' 5" x 9' 0")
Ideal for use as a walk-in Wardrobe or a Dressing Room.

Ensuite Shower Room (9' 5" x 6' 4")
Deluxe fitted fully tiled Ensuite with a white three-piece suite comprising a Hidden Cistern Push Button W.C., Wall Mounted Dual Wash Hand Basins with Drawer Storage Under and walk-in Shower Cubicle with Mains Shower.

Bedroom Two (12' 7" x 12' 3")
Front aspect double Bedroom with access to a built-in storage cupboard and:

Ensuite Shower Room (8' 9" x 4' 0")
Deluxe fitted fully tiled Ensuite with a three-piece suite comprising a Push Button W.C., Wall Mounted 'Tabletop' Wash Hand Basin with Drawer Storage Under and a Shower Cubicle with Mains Shower.

Bedroom Three (12' 5" x 12' 0") at widest point
Front aspect double Bedroom.

Bedroom Four (11' 9" x 9' 10")
Side aspect double Bedroom.

Bathroom (11' 1" x 7' 2")
Stunning contemporary Bathroom with a four-piece suite comprising a Push Button W.C., a wall-mounted 'floating' Wash Hand Basin with Drawer Storage under, a free-standing Bath and a walk-in Shower Cubicle with Mains Shower. Complete with tiled floor and a feature tiled wall framing the Bath.

Roof Space
Accessed via a pulldown ladder from the First Floor Landing, this spacious Roof Space has been floored and has a front aspect window fitted for light.



Outside

Front

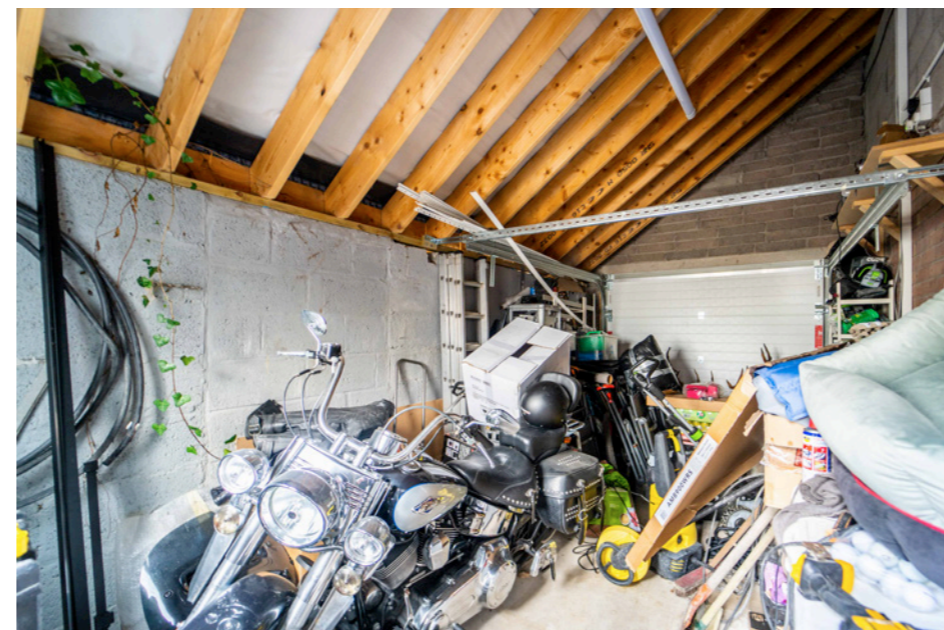
To the front of the Property a driveway provides off-road parking for multiple vehicles as well as access to both the Adjoined Garage and the Rear Garden.

Rear

Spacious fence enclosed south facing garden primarily laid in lawn as well as a feature paved Patio Area accessed from the Kitchen / Living Area providing an ideal place to relax or entertain.

Adjoined Garage (17' 0" x 9' 4")

Dual access via an Electric Door to the front & a composite door leading to the Rear Garden. Fitted with light & power.

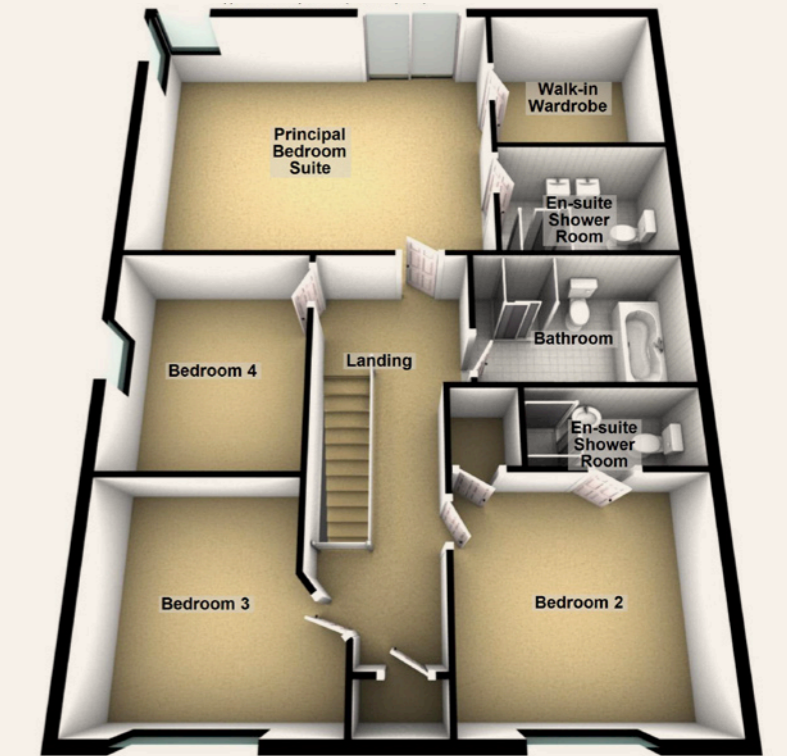




Floor Plans

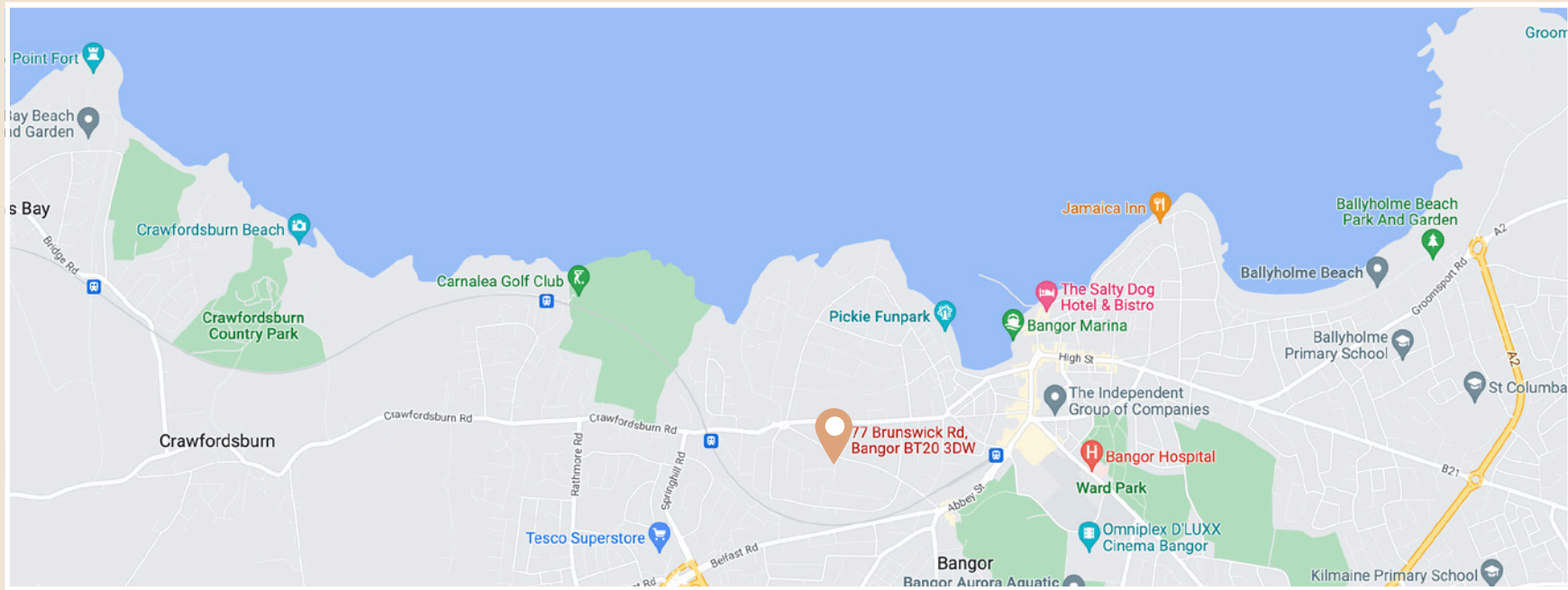


Ground Floor



First Floor

TOTAL AREA 2,420 SQ FT APPROX



THE HOUSE **SOLD** NAME IN ESTATE AGENCY

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www.ipestates.co.uk

OFFERS OVER - £450,000

Independent House
 11 Hamilton Road
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 Northern Ireland



#THEAGENTTOBEWITH

info@ipestates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIDEO TOUR ONLINE!

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