

simon**BRIEN**
RESIDENTIAL

Princetown Villa,
66 Princetown Road,
Bangor, BT20 3TD



Asking Price £1,285,000

Telephone 02890 428989
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KEY FEATURES

- Prestigious period detached residence which has recently undergone extensive refurbishment, renovation including environmental upgrades and extension. EPC rating B84
- B2 Listed property with stunning panoramic views over Bangor marina, surrounding coastline and Belfast Lough
- Many of the original features including high ceilings, stunning cornice, beautiful fireplaces either restored or replaced
- Four reception rooms including drawing room with archway to the dining room and family room all benefiting from the stunning views
- Additional cinema room with full media system, 4k projector and electric projector screen
- Bespoke kitchen from award winning cabinetry maker Function Design
- Seven bedrooms set over first and second floors, most with views across Bangor Marina and Belfast Lough
- Luxurious master suite with built in dressing room and ensuite shower room and additional guest suite on the second floor with ensuite shower room
- Family bathroom on the first floor with Villeroy and Boch white modern suite
- Utility room with range of fitted units
- Attached garage to rear opening on rear driveway and garden
- Enclosed landscaped gardens to rear with patio and barbeque area, perfect for entertaining
- Direct pedestrian access to stunning coastal path walks and Bangor City Centre
- Qualifies for Green Mortgage



SUMMARY

Princetown Villa is a prestigious period detached residence which has recently undergone extensive refurbishment, renovation including a number of environmental upgrades to reduce the everyday running costs, and extension, yet is nestled just off the on the Princetown Road with the most stunning panoramic views across Bangor Marina, surrounding coastline and Belfast Lough. Set within easy walking distance to Bangor City centre with its host of amenities, shops and restaurants, Bangor train station is also within a few minutes, giving meaning to the definition of "location, location, location"

This fabulous period property with its panoramic marine views is B2 listed and has had many of the original features including high ceilings, stunning cornice, beautiful fireplaces either restored or replaced, yet has had a contemporary twist giving that modern feel of luxury living with its bespoke finishes and specification.

Boasting spacious accommodation throughout over three floors the property offers four reception rooms including drawing room with archway to the dining room and family room all benefiting from the stunning views and additional cinema room with full media system towards the rear of the property. In addition on the ground floor is the open plan kitchen living dining area with bespoke kitchen from award winning cabinetry maker Function Design, feature reclaimed brick walls and floor to ceiling concertina doors opening out onto the rear patio and enclosed landscaped gardens.

Over the first and second floor there are seven bedrooms all with views across the surrounding coastline including the luxurious master suite with built in dressing room and ensuite shower room and additional guest suite on the second floor with ensuite shower room, with all bedrooms on the first floor having walk in wardrobes. The family bathroom on the first floor offers premium fixtures and fittings you would expect in a property of this calibre and as with the rest of this stunning home, is finished to an impeccable standard throughout. Whilst the property has been designed to fit seamlessly into its Victorian surroundings with its Bangor Blue slate roof and sliding sash windows, internally it is definitely 21st century. Residents will enjoy all the comfort of gas central heating, this coupled with a heat recovery system throughout, photovoltaic panels and thermos dynamic water heater will provide a level of comfort beyond the norm while making the property more efficient than some new properties built today.

Princetown Villa has all the benefits of private gated access onto the town's marine gardens with views over the marina, and direct access onto the coastal path with its stunning views to enjoy every day. The historic stonewall which dates back to the 19th century has been restored and enhanced to provide the privacy required for such a prestigious property. Vehicular access is via electric gates with video access onto the Princetown Road and garage to the rear of the dwelling. When location and luxury are provided in equal measure demand is sure to be unrivalled and so we encourage you to visit this once in a lifetime opportunity..... Princetown Villa.



THE PROPERTY COMPRISES:

GROUND FLOOR

COVERED ENTRANCE PORCH:

Hardwood front door and glazed side panels, original ornate ceramic tiled floor, corniced ceiling, ceiling rose, leading to entrance hall:

ENTRANCE HALL:

Chequered ceramic tiled floor, storage under stairs, comms electrical and aerial cabling.

**DRAWING ROOM:
15' 9" x 14' 5" (4.8m x 4.4m)**

Stunning panoramic views over Bangor Harbour, surrounding coastline over towards Scotland, corniced ceiling, ornate ceiling rose, Jotul wood burning stove with ornate carved wood surround, solid wood Mahogany flooring, half wall panelling, integrated Sonos music speakers, archway with ornate corbels through to Dining Room:



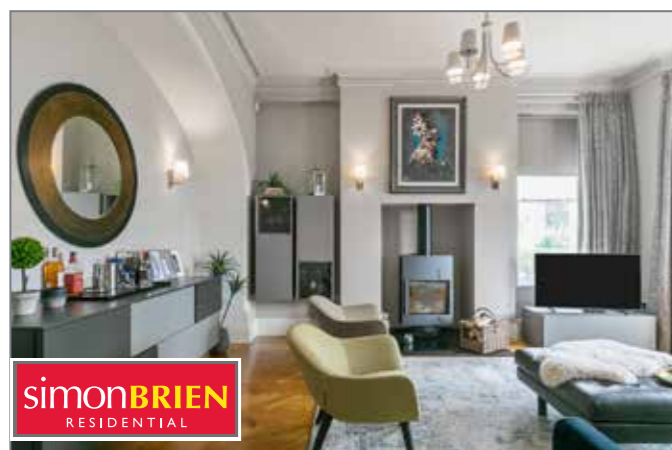


DINING ROOM:
14' 5" x 13' 5" (4.4m x 4.1m)

Half wall panelling, views across Bangor Marina, solid Mahogany wood flooring, bar area with glazed shelving, antique mirror, built in, storage, ornate ceiling rose.

FAMILY ROOM:
15' 9" x 14' 5" (4.8m x 4.4m)

Ceiling rose, corniced ceiling, panoramic views over Bangor Harbour, surrounding coastline and Belfast Lough, solid oak parquet flooring, wood burning stove.



UTILITY AREA:
9' 2" x 7' 3" (2.8m x 2.2m)

Range of high and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, recess for tumble drier, window with views over Belfast Lough, recessed lighting, recess for fridge freezer, wine rack, ceramic tiled floor.

REAR HALLWAY:
 Glazed hardwood door to side garden.

CLOAKROOM:
7' 3" x 4' 7" (2.2m x 1.4m)

High flush WC, bespoke vanity sink unit with built in storage and marble top, mixer tap, partially tiled walls, wired for wall lights, ceramic tiled floor.



CINEMA ROOM:
19' 0" x 16' 5" (5.8m x 5m)

Corniced ceiling, recessed lighting, full media system with surround sound speakers and Sony 4K HD projector, additional comms cupboard with media cabling.



**BESPOKE IN FRAME SOLID WOOD KITCHEN:
30' 2" x 19' 4" (9.2m x 5.9m)**

From award winning cabinetry makers Function Design. Granite worktops, twin stainless steel sink sinks with Quooker boiling tap, American Fisher and Paykel fridge freezer, integrated Miele oven with plate warmer and microwave, palm tree style cupboard, integrated Neff dishwasher, recessed lighting, Milan stone effect ceramic tiling, feature reclaimed brick wall from Annadale Brickworks, Ormeau Road, dresser unit with additional storage, glazed display cupboards with marble top, breakfast bar seating with solid oak top for 4-5 people, solid wood concertina doors with floor to ceiling glass, open to Living Space with roof light further reclaimed brick walls.

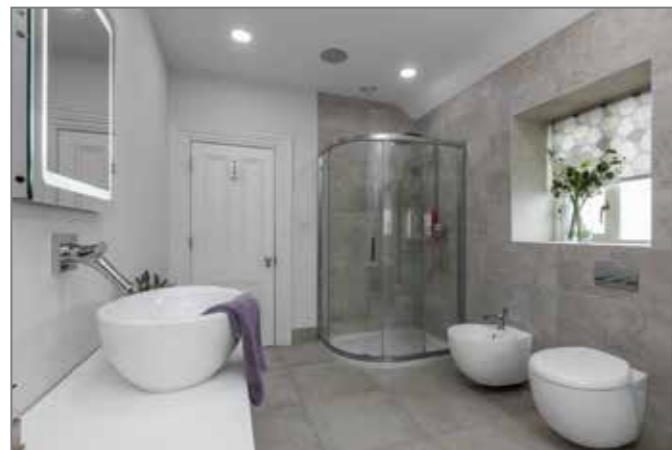


FIRST FLOOR RETURN

BATHROOM:

14' 1" x 9' 2" (4.3m x 2.8m)

Luxury white Villeroy and Boch suite comprising: Bespoke vanity unit with egg sink and feature mixer tap, matching feature stand alone bath with feature taps, walk in shower cubicle with thermostatic shower unit and dual drencher shower head, bidet, enclosed cistern low flush WC, partially tiled walls, ceramic tiled floors, Sonos media system, heated towel rail, recessed lighting.



BEDROOM (4):

22' 4" x 16' 5" (6.8m x 5m)

Mahogany flooring, views over Bangor Marina and surrounding coastline. Recessed lighting. Door to rear terrace with outdoor plug sockets and granite slabs.

DRESSING ROOM:

Hanging rail and built in shelving.

HOTPRESS:

14' 1" x 5' 7" (4.3m x 1.7m)

Range of slatted shelving, dual pressurised hot water cylinder and thermodynamic pump. Access to roofspace.



FIRST FLOOR

LANDING:

Corniced ceiling, wiring for wall lights, ornate corbels, views over Bangor Harbour.

PRINCIPAL BEDROOM SUITE:

13' 9" x 10' 2" (4.2m x 3.1m)

Views over Bangor Marina and surrounding coastline, wired for wall lights, dressing table with surrounding built in storage and drawer packs, back lit LED mirror.



ENSUITE SHOWER ROOM:

13' 9" x 6' 7" (4.2m x 2m)

Fully tiled wet room shower cubicle with dual shower head, bespoke vanity sink unit from Function Design, marble worktops, mixer taps, Duravit low flush WC, ceramic tiled floor, back lit LED wall mirror and heated towel rail, Sonos speakers, recessed lighting.



DRESSING ROOM:
13' 9" x 7' 10" (4.2m x 2.4m)

Fully fitted dressing room with range of hanging rails, shelving, drawer packs from award winning cabinetry makers Function Design, Sonos speakers, recessed lighting.



SECOND FLOOR

BEDROOM (6):
15' 5" x 14' 1" (4.7m x 4.3m)

Views over Bangor Marina and surrounding coastline.

ENSUITE SHOWER ROOM:
8' 6" x 7' 3" (2.6m x 2.2m)

Fully tiled walk in shower cubicle with thermostatic shower unit, low flush WC, vanity sink unit with built in storage, mixer taps, tiled splashback, backlit LED mirror, heated towel rail, ceramic tiled floor, recessed lighting.



BEDROOM (2):
13' 9" x 9' 10" (4.2m x 3m)

Views over Belfast Lough and Bangor Harbour. Corniced ceiling and ceiling rose.

DRESSING ROOM:

Range of hanging rails and shelving, recessed lighting.



BEDROOM (5):
15' 5" x 14' 1" (4.7m x 4.3m)

Views over Bangor Marina, surrounding coastline and Belfast Lough.

BEDROOM (7):
14' 1" x 13' 1" (4.3m x 4m)

Overlooking Belfast Lough, arch window.

STORE ROOM:

Velux window.

FURTHER STORAGE:

Into eaves, heat recovery system.



BEDROOM (3):
13' 9" x 13' 9" (4.2m x 4.2m)

Views over Bangor Marina, corniced ceiling, ceiling rose.

DRESSING ROOM:

Range of built in shelving, hanging rails.



OUTSIDE

Fully enclosed gardens to rear in lawns with granite stone patio area, outdoor fire pit, granite stone walls, raised flowerbeds, trees and shrubs.

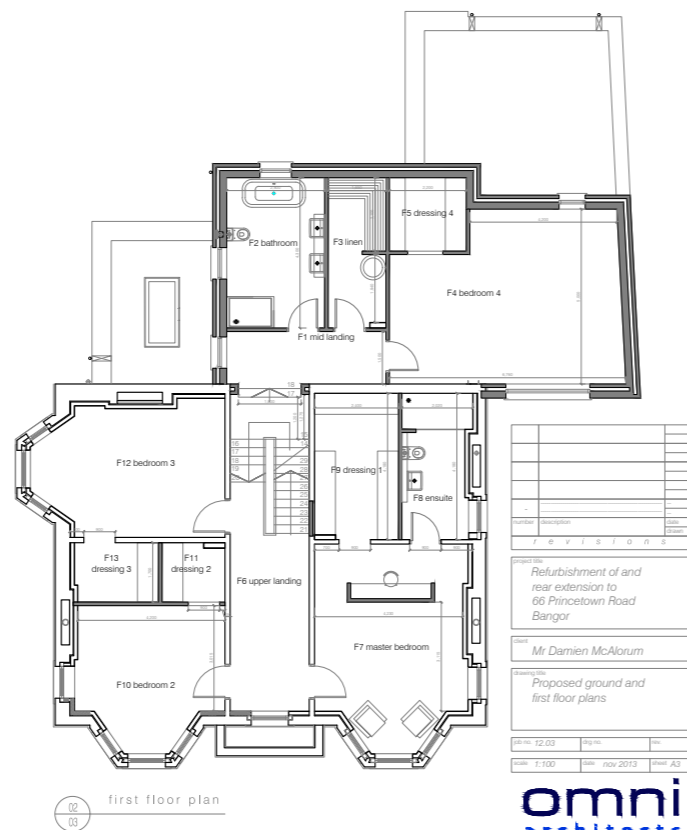
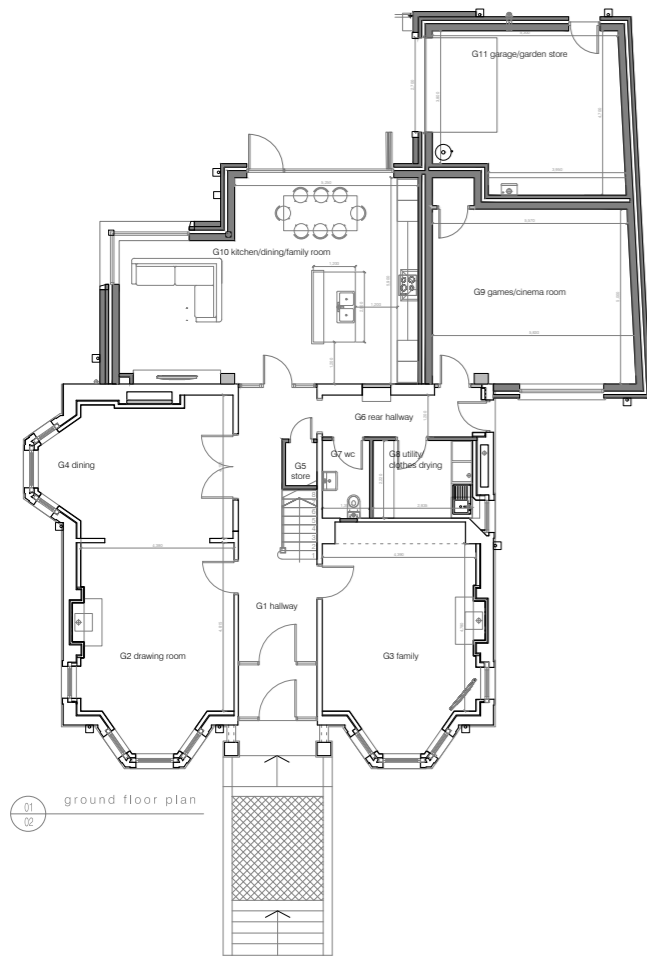
GARAGE:
17' 5" x 15' 5" (5.3m x 4.7m)

Up and over door, light and power.

Electric gated entrance off Princetown Road leading to shared driveway to parking to front for 3-4 cars, additional entrance to rear to rear garden and garage. Granite kerbstones, gardens in lawns, gated access onto coastal paths, stone entrance pillars, flowerbeds, trees and shrubs.



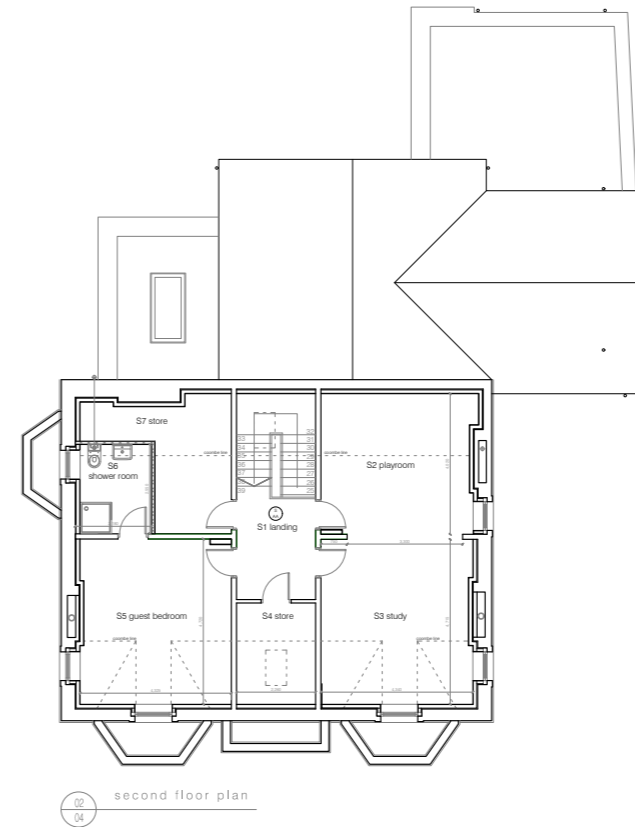




REVISIONS	
NO.	DESCRIPTION
1	Refurbishment of and rear extension to 66 Princetown Road Bangor
2	Mr Damien McAlorum
3	Proposed ground and first floor plans

DATE: 12.03 10:00
SCALE: 1:100 DATE: NOV 2013 DRAWN: A3

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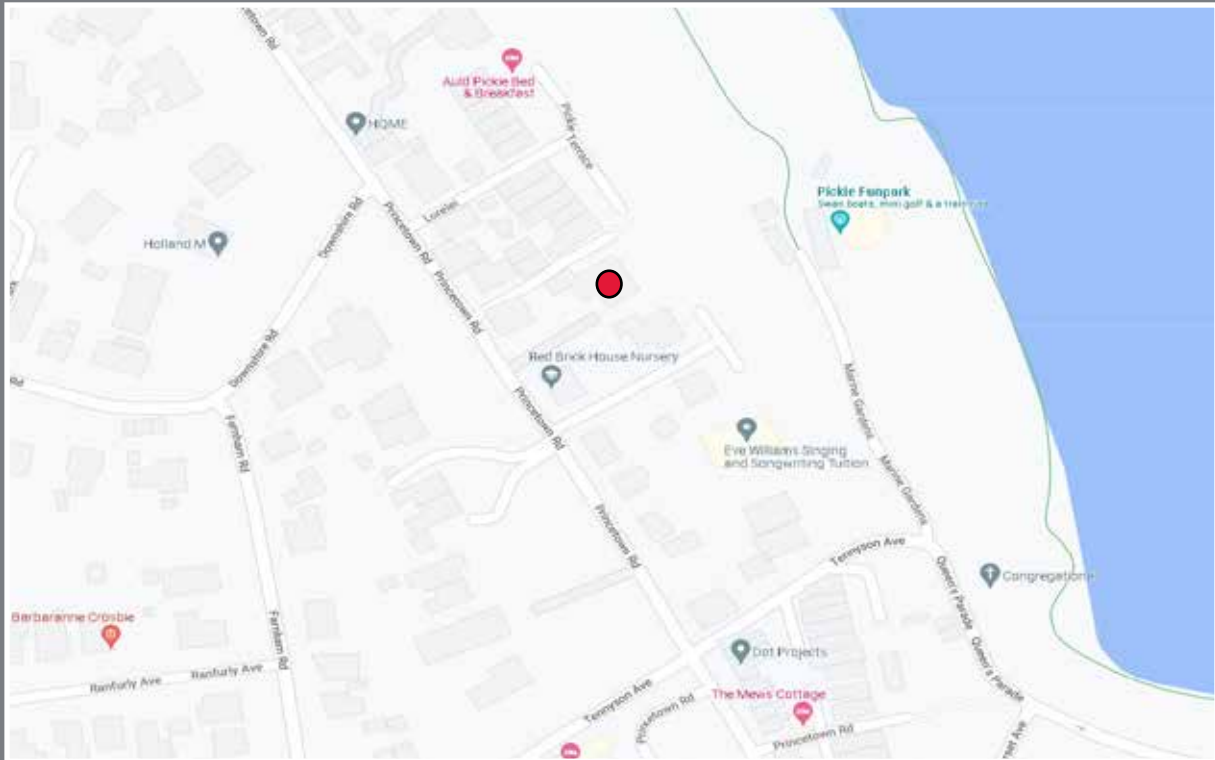


REVISIONS	
NO.	DESCRIPTION
1	Refurbishment of and rear extension to 66 Princetown Road Bangor
2	Mr Damien McAlorum
3	Proposed second floor plan

DATE: 12.03 10:00
SCALE: 1:100 DATE: NOV 2013 DRAWN: A3

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Location



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REF: DB/H/22/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	84	84
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9098-8706-2939-3890-4253

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