

simonBRIEN
RESIDENTIAL

29 Donaghadee Road,
Bangor, BT20 4QY



Asking Price £389,950

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Charming detached property in a prestigious and sought after location
- Within close proximity to some of Bangor's schools, restaurants, shops and various other local amenities
- Extensively refurbished to an excellent standard throughout
- Remains full of character with many original features intact
- Bright & spacious lounge with an open fire place and feature bay window
- Bespoke fitted kitchen with access to utility area
- Open plan to dining area with feature bay window
- Ground floor cloak room with two piece suite
- Four double bedrooms on first floor
- Master bedroom with ensuite shower room
- Four piece family bathroom suite on first floor
- Attached garage with electric and power
- Ample car parking to side
- Beautifully landscaped gardens to front and side

SUMMARY

29 Donaghadee Road is a charming detached family home that has undergone a programme of extensive renovation works throughout. It is ideally situated as the corner home between Donaghadee Road and Fifth Avenue in one of Bangor's most sought after residential areas.

This property is well positioned to avail of some of the province's leading schools and benefits from excellent transport links into Belfast City centre.

The accommodation comprises of a welcoming entrance hall with cornice ceiling and corbels, a large contemporary fitted kitchen which is open plan to the dining accommodation. The main lounge boasts a feature bay window and open fire. Also located on the ground floor is a cloakroom W.C.

On the first floor there are four double sized bedrooms, master with a bespoke ensuite shower room and a family bathroom with a four piece suite. The property is further complimented by having oil fired central heating and double glazing throughout.

Externally the property has a driveway with off-street parking spaces, a landscaped garden to front laid in lawns with flowerbeds. An attached garage with electric and power. The rear garden enjoys a south facing aspect, with paved patio area.



THE PROPERTY COMPRISES:

GROUND FLOOR



ENTRANCE PORCH:

Solid hardwood front door, wall panelling, corniced ceiling, original tiled floor.



ENTRANCE HALL:

Glazed hardwood inner door, corniced ceiling and corbels, picture rail and wall panelling.

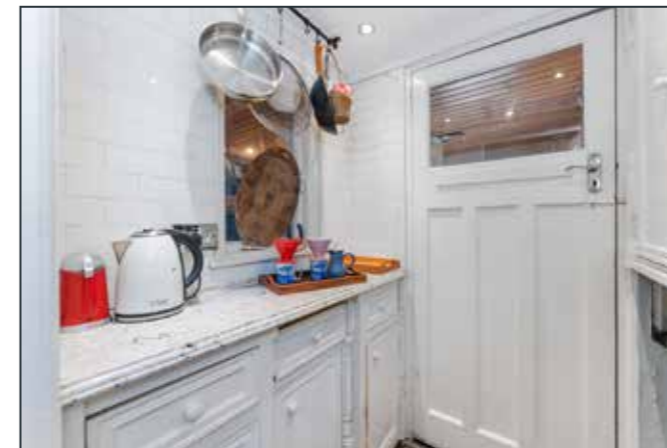
LOUNGE:
16' 09" x 14' 11" (5.11m x 4.55m)

Feature bay window and open fire, ceiling cornice and picture rail.



BESPOKE KITCHEN INTO OPEN PLAN DINING:
22' 0" x 15' 09" (6.71m x 4.8m)

Excellent range of high and low level units, hand painted units with granite work surface, integrated 5 ring gas hob, integrated double oven, integrated coffee maker, microwave, space for fridge and freezer, integrated dish washer. Belfast sink unit with feature mixer tap with drainer. Extractor hood with integrated lighting, recessed lighting, open plan into dining with ceiling cornice, picture rail, bay window and multi fuel burner fitted in inglenook. With additional access to larder and garage.



LARDER:
4' 10" x 4' 04" (1.47m x 1.32m)

High and low level units with granite work surface, plumbed for utilities and access to garage.

CLOAKROOM:
 Pedestal wash hand basin, low flush WC, recessed lighting and extractor fan.



FIRST FLOOR

LANDING:

Access to partly floored loft with light.



ENSUITE SHOWER ROOM:

Stunning three piece suite comprising double walk in shower, low flush wc, pedestal wash hand basin with chrome mixer tap, tiled floor, heated towel rail, extractor fan.



MASTER BEDROOM:
16' 09" x 12' 11" (5.11m x 3.94m)

Feature bay window, picture rail and ceiling cornice.



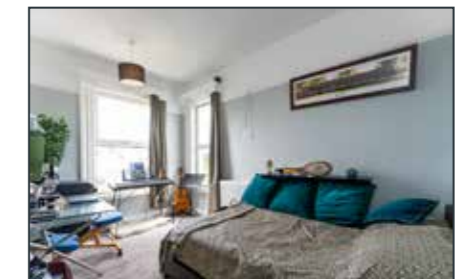
BEDROOM (2):
13' 03" x 10' 11" (4.04m x 3.33m)

Ceiling cornice and picture rail.



BEDROOM (3):
13' 04" x 8' 08" (4.06m x 2.64m)

BEDROOM (4):
9' 02" x 9' 0" (2.79m x 2.74m)



FAMILY BATHROOM:

Stunning suite comprising low flush wc, sink unit with chrome mixer taps, free-standing Bateau bath with chrome mixer taps, tiled floor, extractor fan, recessed spotlighting.



OUTSIDE

GARAGE:

21' 02" x 11' 0" (6.45m x 3.35m)

Electric and power. Plumbed for a washing machine, high and low level units with Belfast sink. Condensing gas boiler with internal water cleaner magnets fitted to improve the water pump protection.

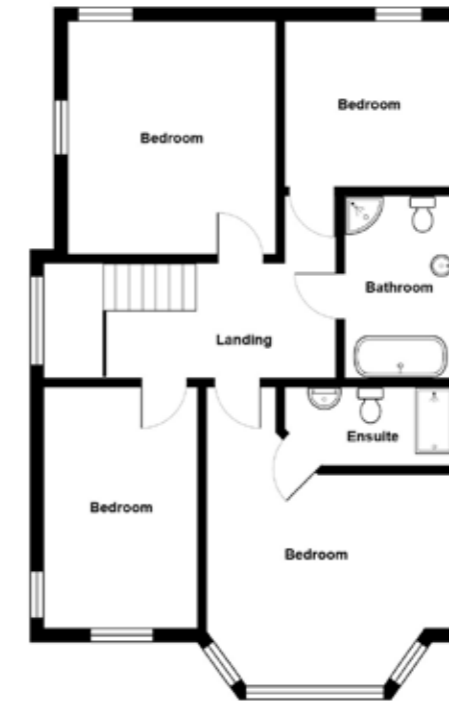
EXTERIOR:

Landscaped front garden laid in lawn with well-maintained mature trees and surrounding hedges, driveway providing off street parking for multiple cars and leading to garage. Additional paved patio area with an excellent degree of privacy. Outdoor shed with power, outside tap and security light. Plug sockets for work bench and potting area with additional underneath storage. Replacement of all guttering and down pipes to new extruded aluminium seamless guttering and down pipes.

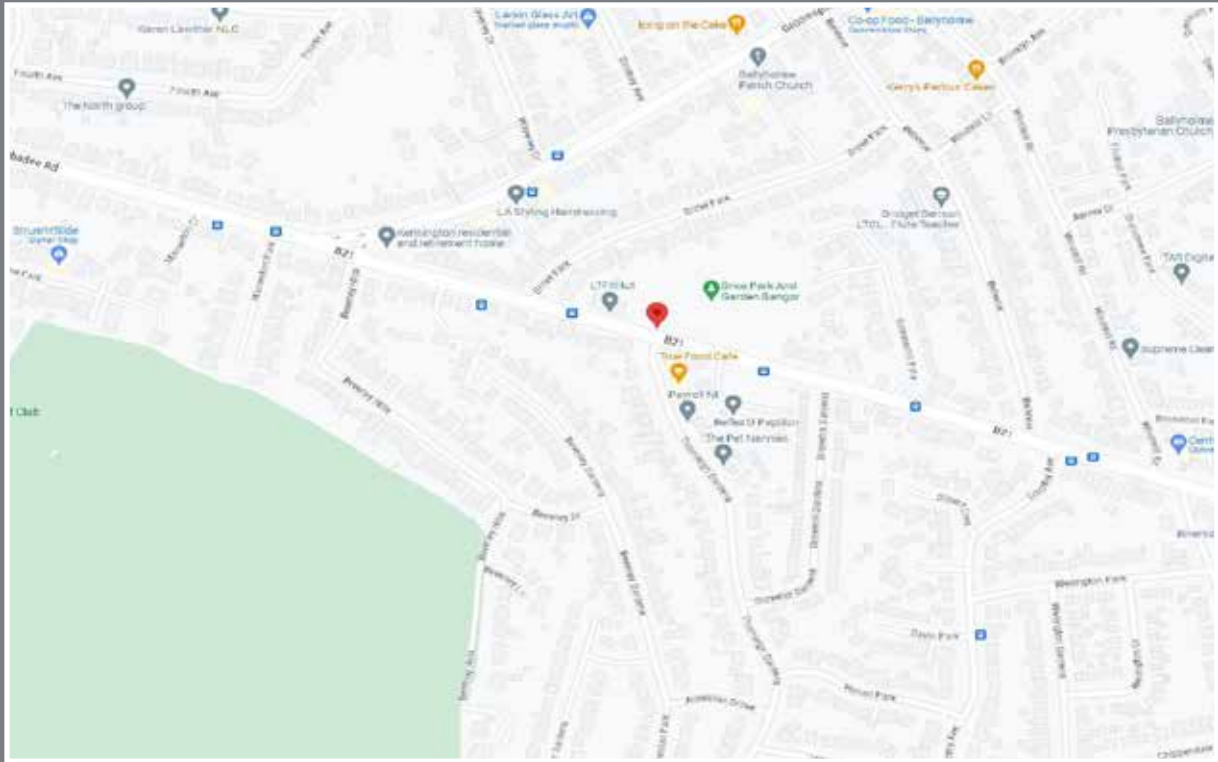




FLOOR PLANS



Location



Number 29 is between Donaghadee Road and Fifth Avenue.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RM/G/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9902-5064-4203-9227-1204

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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