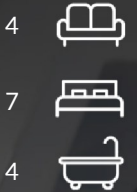




B2 Listed property with stunning panoramic views over Bangor marina, surrounding coastline and Belfast Lough  
Many of the original features including high ceilings, stunning cornice, beautiful fireplaces either restored or replaced

Four reception rooms including a drawing room with archway to the dining room and family room all benefiting from the stunning views





Prestigious period detached residence which has recently undergone extensive refurbishment, renovation including environmental upgrades and extension.

EPC Rating B84

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 a built in dressing room and ensuite shower room and an 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 a range of fitted units

Attached garage to the rear opening onto 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



## Heritage Meets Modern Luxury!

Experience the epitome of luxury living at Princetown Villa—a truly inspiring home that combines historical grandeur with modern elegance. The property has recently undergone meticulous refurbishment, including thoughtful environmental upgrades aimed at improving efficiency and reducing running costs. All of this is set against the awe-inspiring backdrop of panoramic views spanning Bangor Marina and the encircling coastline.

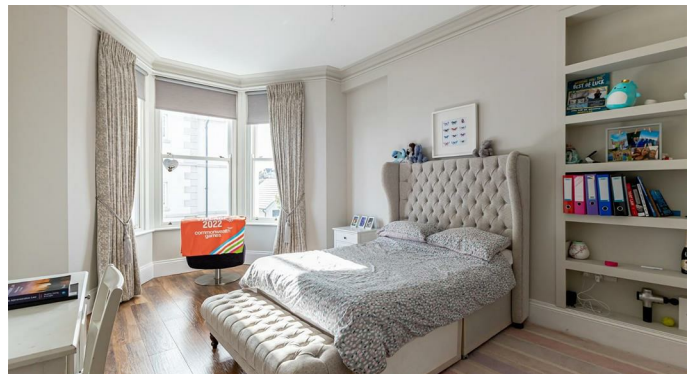
The home is a B2 Listed property, featuring an array of expertly restored original elements such as high ceilings, intricate cornice work, and sumptuous fireplaces. These traditional elements are tastefully complemented by contemporary finishes, including a state-of-the-art media system and bespoke kitchen cabinetry from Function Design, adding modern luxury to the residence.

Sprawling over three spacious floors, Princetown Villa boasts a versatile living space. The ground floor is home to an expansive open-plan kitchen, dining, and living area. This communal space seamlessly extends to the outdoor patio and enclosed garden, thanks to floor-to-ceiling concertina doors. Further, the ground floor houses four reception rooms, including a dining room, drawing room, family room and an ultra-modern cinema room.

The first and second floors are graced with seven bedrooms, each offering magnificent views. Among these, the master suite stands out with its built-in dressing room and ensuite facilities.

Designed to be as comfortable as it is beautiful, the home boasts a heat recovery system, photovoltaic panels, and a thermodynamic water heater, setting a new standard in efficient, comfortable living.

The property offers private gated access to Bangor's marine gardens and the scenic coastal path, ideal for daily walks and you have an array of shops, restaurants, and amenities at your fingertips. Bangor train station is only minutes away.



**Asking Price £1,285,000**











**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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