



69 BRYANSBURN ROAD

Bangor, BT20 3SD

Asking price **£485,000**



DETACHED | 5  | 1  | 5 

This detached double bay fronted family residence enjoys a prime position along the Bryansburn Road and is well appointed with a spacious rear garden and southerly aspect. Bryansburn Road is highly regarded within Bangor West and provides excellent convenience close to local shops, primary and grammar schools, Bangor's town centre and Bangor Marina.

This period home retains much of the character and charm associated with properties of this era including high cornice ceilings, magnificent fireplaces, deep moulded architraves and carved newel post and turn spindle balustrade staircase, to mention a few. Of particular note is the dining room and drawing room with bay window and dual aspect. Further accommodation includes family room, family sized kitchen, separate utility room and conservatory which opens to the rear south facing garden. The first floor accommodation provides four double bedrooms, a home office/nursery and a spacious family bathroom. Worthy of mention, the extraordinary rear garden is sure to suit a range of purchasers. Its thoughtful design boasts a large stretch of lawn with mature planting and numerous inviting sitting areas, ideal for entertaining and indulging in the tranquil charm of long summer nights. Further benefits include ample driveway parking and a large floored roof space with Slingsby ladder.

Rarely do properties within this location present themselves to the open market and therefore we feel confident that interest in this home will be immediate.



KEY FEATURES

- Gracious Drawing Room and Separate Dining Room Both with Period Fireplaces and Bay Windows
- Separate Family Room with fireplace
- Ground Floor WC
- Rear Conservatory
- Four Well Proportioned First Floor Bedrooms
- Home Office/Bedroom 5
- Floored Roofspace
- Ample Parking
- Gas Fired Central Heating
- Boiler House/ Garden Store
- Mature Front and Large Rear Gardens Laid in Lawns, Ideal for Outdoor Entertaining or Children at Play
- Prestigious and Sought After Location Offering Excellent Convenience
- Ease of Access for the City Commuter via Both Road and Rail
- Ultrafast Broadband Available

WHAT THE OWNER'S SAY...

We have been living here for over 33 years and have been very happy in the house. A lot of amazing memories have been made and we will miss this beautiful home when we downsize.

The garden especially has brought us many years of joy and we hope the new purchasers will enjoy it all just as much.



ROOM DETAILS

Ground Floor

- Covered Veranda Entrance Porch
- Reception Porch
- Spacious Reception Hall
- Dining Room
15'7" x 13'1"
- Lounge
26'10" x 12'10"
- Living Room
13'1" x 11'3"
- Kitchen/Breakfast Room
23'3" x 10'4"
- Conservatory
12'7" x 10'4"
- Utility
10'10" X 8'7"
- WC

First Floor

- First Floor Return
- Bathroom
- Bedroom One
12'8" x 10'0"
- Bedroom Two
12'8" x 12'0"
- Bedroom Three
12'0" x 11'3"
- Bedroom Four
12'0" x 11'3"
- Home Office/Bedroom
Five
8'1" x 6'4"
- Roofspace
29'3" x 11'10"

Outside

- Loose pebbled front driveway with ample parking, pillared entrance, enclosed rear garden laid in lawns, mature shrubs, mature planting, garden has many areas, a variety of mature planting, fruit bearing trees, greenhouse, vegetable garden, summer house with decking, paved patio areas and loose pebbled barbecue areas, pebbled courtyard to side, outside light and water tap.



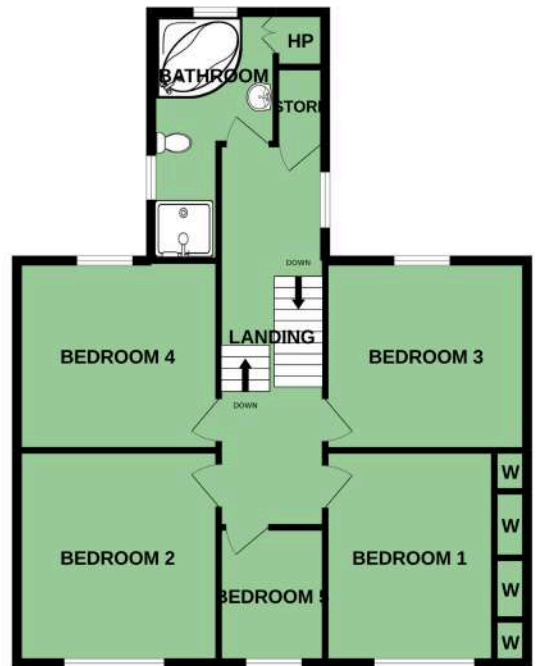


FLOOR PLANS

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

Travelling from Crawfordsburn in the direction of Bangor continue along the Crawfordsburn Road. At the roundabout with the junction of Maxwell Road continue straight through the roundabout onto Bryansburn Road. Number 69 is located on the right hand side.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
A		
81-91		
B		
69-80		
C		
55-68		
D		
39-54		
E	50	56
21-38		
F		
1-20		
G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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