



# 94 PRINCETOWN ROAD

Bangor, BT20 3TG

---

*Offers around* **£315,000**



SEMI DETACHED | 4  | 1  | 2 

This elegant bay fronted Victorian semi-detached home occupies a prime position along Princetown Road within the prestigious Bangor West area. Exuding character and charm associated with properties of this era, including high cornice ceilings and feature fireplaces, ensuring this deceptively spacious home will have strong appeal on today's market.

## KEY FEATURES

- Elegant Victorian Semi-Detached Home Located on the Prestigious Princetown Road
- Drawing Room with Feature Fireplace and Bay Window
- Lounge with Feature Fireplace
- Fitted Kitchen with Peninsula Unit and Views to The Irish Sea and Scotland Beyond
- Basement with Large Storage Room and Utility Area Suitable for Conversion Subject to Necessary Consents
- Oil Fired Central Heating
- Fully Enclosed Rear Garden Laid in Paving and Artificial Lawns
- Ease of Access for the City Commuter via Road, Rail and Main Arterial Routes
- Within Walking Distance to Bangor Town Centre and Bangor Marina
- Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Ultrafast Broadband Available





## ROOM DETAILS

### *Ground Floor*

- Reception Porch
- Reception Hall
- Drawing Room  
16'2" x 14'8"
- Kitchen  
12'7" x 12'5"
- Family/Dining Room  
13'3" x 13'2"

### *First Floor*

- First Floor Return
- Bedroom Four  
13'3" x 13'2"
- Bathroom
- Access to Roofspace
- Bedroom One  
13'1" x 10'1"
- Bedroom Two  
13'1" x 8'5"
- Bedroom Three  
12'7" x 11'5"

### *Outside*

- Rear garden laid in artificial lawns and paving, cellar utility room with additional room suitable for conversion to home office.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling into Bangor, on the Bryansburn Road, at the mini-roundabout turn left onto Maxwell Road. Continue along Maxwell Road, veering around the right hand bend. This becomes Princetown Road and Number 94 is located on the left 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+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	51	56
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

