

Location



Offers Over £595,000

Independent

PROPERTY ESTATES

THE HOUSE **SOLD** NAME IN ESTATE AGENCY

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ENNISLARE GUEST ACCOMMODATION

BANGOR



Beautiful Eleven
Bedroom Victorian Guest
Accommodation

Having owned this beautiful Victorian Guest Accommodation for the past twenty years, the current owner renovated the building in 2005 and subsequently have built the business into a reputable Guest Establishment.



ENNISLARE GUEST
ACCOMMODATION

BANGOR



ENNISLARE GUEST
ACCOMMODATION
BANGOR

Independent Property Estates are privileged to offer to the Commercial Sales Market (due to retirement) a rare opportunity to purchase an established Guest Accommodation business, ‘Ennislare House.’

For Sale due to retirement	Additional Kitchen for Guests
Extending to over 4,000 Sq Ft	Laundry Room
Lonely Planet Guide Recommended	Utility Room
NITB Approved Guest Accommodation	Private Car Parking Facilities
Affiliated with Booking.Com	Excellent Location with Some Sea Views
Well Established Business of 20 years	Well Presented Throughout
Commanding Elegant Victorian Residence	Additional Separate One Bedroom Self Contained Apartment
Strong trading figures with excellent turnover & profitability	Close to Local Amenities
Substantially Renovated in 2005	Gas Fired Central Heating
Social Media & Website Branding All Included	uPVC Double Glazing
Excellent Business Opportunity	Lifestyle Change Opportunity
11 Guest Bedrooms (10 Ensuite)	Handover From Current Owner Available
Commercial Kitchen	Rates Approx £6,750 per annum
Dining Room	

Offers Over £595,000

ENNISLARE GUEST ACCOMMODATION

B A N G O R

Ennislare House occupies an enviable elevated position on the prestigious Princetown Road, within the picturesque Seaside Town of Bangor, Co Down.

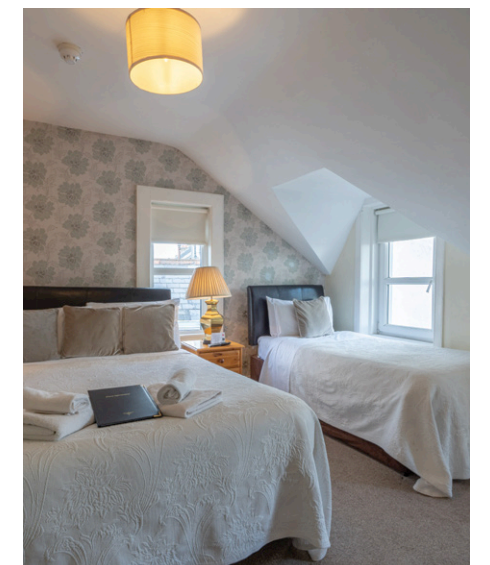


Having owned this beautiful Victorian Guest Accommodation for the past twenty years, the current owners renovated the building in 2005 and subsequently have built the business into a reputable Guest Accommodation.

Consequently their hard work and determination to deliver first class customer service to their guests has resulted in ample repeat trade throughout the years.

Being only a short walk from the Town Centre, visitors can explore the wonderful historic sites, including Bangor Castle and the Abbey, which dates back to the 1st Century. Bangor Marina and some beautiful coastal walks are also just a short distance away, making this a wonderful tourist location.

The substantial accommodation comprises of 11 Guest Bedrooms (10 with Shower Rooms) over three floors with a Dining Room and Commercial Kitchen on the Ground Floor.





ENNISLARE GUEST
ACCOMMODATION

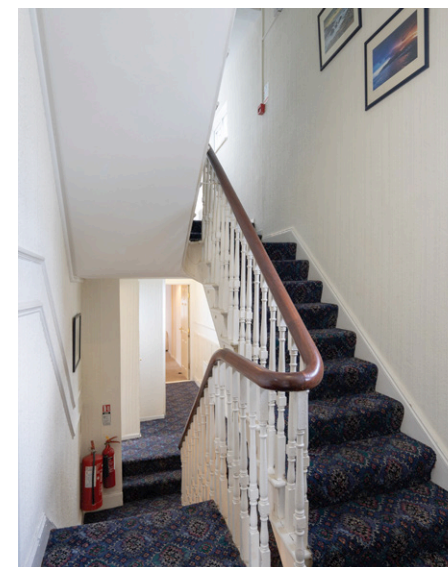
BANGOR

The substantial accommodation comprises of 11 Guest Bedrooms (10 with Shower Rooms) over three floors with a Dining Room and Commercial Kitchen on the Ground Floor.

Also, on this floor is the Communal Lounge which offers views over Bangor and Belfast Lough from the bay windows with an ornate feature Fireplace and open fire for those cosy winter evenings. There is also an additional Kitchen that can be utilized by self catering Guests and a Laundry and Utility Room on the middle floor.

In addition there is also a separate self contained One Bedroom Apartment with Ensuite, Kitchen and Utility Area which could be occupied by the proprietors or perhaps a Resident Housekeeper.

This is an exciting and unique opportunity to become the new owners of a well-established reputable business, that still has lots of potential for further growth.



COMPRISES

GROUND FLOOR

Entrance Hall

Mosaic Flooring.

Inner Hallway

Laminate Flooring, Ornate
Feature Cornicing.

Communal Lounge (13’2” x 12’10”)
Front Aspect Reception Room, Laminate
Flooring, Bay Windows, Feature
Fireplace with Marble Hearth, Tiled
Insert and Open Fire.

Kitchen (11’7” x 12’)
Tiled Flooring, High and Low Level
Units, 5 Ring Gas Range, Plumbed for
Dishwasher, Countertop Griddle/Food
Warmer/Deep Fryer.

Dining Room (19’5” x 10’2”)
Dual Aspect, Laminate Flooring,
Access to rear.

Bedroom (12’3” x 12”)

Ensuite (7’3” x 6’8”)
Disabled Walk-In Shower Cubicle, Wash

SELF CONTAINED APARTMENT

Bedroom (12’3” x 12”)

Ensuite (7’3” x 6’8”)
Disabled Walk-In Shower Cubicle,
Wash Hand Basin, W.C.

Kitchen (11’4” x 8’9”)
Vinyl Flooring, ½ Bowl Stainless Steel
Sink & Drainer, Access to Rear Yard.

Utility Room (8’3” x 4’3”)
Plumbed for Washing Machine.

FIRST FLOOR

Room 1

Bedroom (10’4” x 10’3”)
Dual Aspect Double Bedroom to Rear.

Ensuite (8’8” x 7’1”)
Tiled Flooring, Shower Cubicle,
W.C., Wash Hand Basin.

Separate Office (7’2” x 6’3”)

W.C.
Tiled Flooring, W.C., Wash Hand Basin.

FIRST FLOOR UPPER LEVEL

Room 7 (11’10” x 8’3”)
Rear Aspect Double Bedroom, Shower
Cubicle, Wash Hand Basin.

Room 2
Bedroom (13’2” x 11’)
Front Aspect Double Bedroom, Bay
Windows with views of the Sea.

Ensuite (9’5” x 7’)
Dual Aspect, Tiled Flooring, Shower
Cubicle, W.C., Wash Hand Basin.

SECOND FLOOR

Room 3
Bedroom (10’4” x 10’3”)
Dual Aspect to the Rear.

Ensuite (8’5” x 7’2”)
Tiled Flooring, Shower Cubicle, W.C.,
Wash Hand Basin.

Room 4
Bedroom (7’4” x 7’2”)

Ensuite (7’4” x 4”)
Shower Cubicle, W.C., Wash Hand Basin.

SECOND FLOOR UPPER LEVEL

Room 5 (FAMILY ROOM)
Bedroom (13’2” x 12”3”)
Dual Aspect.

Ensuite
Tiled Flooring, Bath with Shower over,
W.C., Wash Hand Basin

Room 6
Bedroom (11’9” x 7’)
Rear Aspect Double Bedroom.

Ensuite (6’1” x 4’7”)
Tiled Flooring, Shower Cubicle, W.C., Wash
Hand Basin.

Room 8 (Family Room)

Bedroom (19’2” x 11’10”)
Front Aspect with Sea Views,
Bay Windows.

Ensuite (8’5” x 4’)
Tiled Flooring, Shower Cubicle, W.C., Wash
Hand Basin.

Room 9
Bedroom (12’4” x 12’2”)
Rear Aspect, Wash Hand Basin.

Ensuite (7’ x 2’10”)
Shower Cubicle, W.C.

Kitchen (17’6” x 10’10”)
High and Low Level Units, Country Style Sink,
Four Ring Gas Hob, Double Eye Level Oven,
Bench Seating.

Store Room (7’8” x 5’5”)

Laundry Room (9’6” x 6’9”)

Utility Room (6’6” x 5’4”)

Plumbed for Washing Machine.

THIRD FLOOR

Room 10

Bedroom (12’6” x 12’)
Ensuite (12’ x 6’3”)
Shower Cubicle, Wash Hand Basin, W.C.

Room 11

Bedroom (12’4” x 7’9”)
Ensuite (6’4” x 4’3”)
Tiled Flooring, Shower Cubicle,
Wash Hand Basin, W.C.



Ground Floor

First Floor

Second Floor