

5 Princetown Road,  
Bangor, BT20 3TA



TEMPLETON  
ROBINSON



Annex

No.5

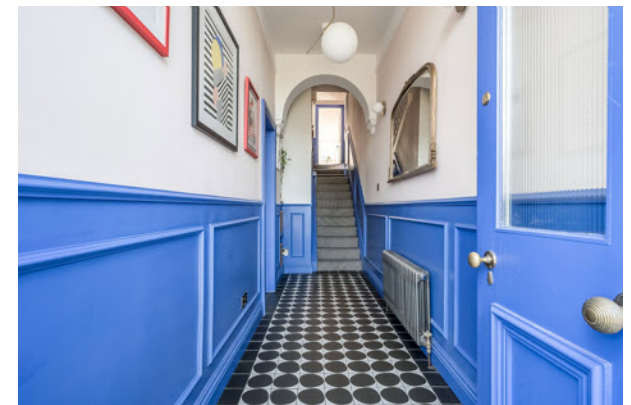
Offers Over: £495,000

Located on the prestigious Princetown Road, 5 Princetown Road is a stunningly restored mid-terrace home offering both charm and modern living. Just a short distance from Bangor town centre, the marina, scenic coastal walks, and excellent transport links to Belfast and beyond, this property provides an exceptional lifestyle in an enviable location.

Inside, the home boasts all the features of a contemporary family home. The ground floor is a large open-plan space that seamlessly combines a sleek, modern kitchen with dining and living areas—perfect for both everyday living and entertaining. Upstairs, the family room and principal bedroom suite offer breathtaking views over Bangor, stretching as far as Scotland. What truly sets this property apart is its detached annex, with its own entrance from Bryansburn Lane. This versatile space currently features an open-plan studio/workspace on the top floor, while the ground floor is a gym, with kitchenette, and WC—it is ideal for a variety of uses.

Outside, the large front garden, designed for entertaining, is complemented by a private rear courtyard that enjoys the afternoon and evening sun. Additionally, the home offers private off-street parking.

Homes of this quality rarely come to market, and it must be experienced in person to be fully appreciated. Contact us to arrange a private viewing at your earliest convenience.





- Spectacular mid-terrace home, impeccably presented with breathtaking views of Bangor Marina, Belfast Lough, and beyond.
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- Expansive open-plan kitchen, living, and dining area featuring a large pantry/storage, adjacent utility room, and a versatile music room.
  - Luxurious principal bedroom suite with a walk-in wardrobe, elegant ensuite, and panoramic views.
  - Spacious first-floor family room with a charming antique fireplace and stunning views.
  - Four generously sized bedrooms spread over three floors, accompanied by a spacious, modern family bathroom.
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- Detached annex with separate access from Bryansburn Lane, offering a studio workspace, gym, kitchenette, and WC.
  - Beautifully landscaped front garden with lawn, flower beds, gravel patio entertainment area, and a private suntrap courtyard at the rear.
  - Private parking at the rear of the property.
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- Energy-efficient uPVC double-glazed windows.
  - Gas-fired central heating for comfort and efficiency.
  - Ideally located within walking distance of Bangor town centre, bus and rail stations, and scenic coastal walks.





## THE PROPERTY COMPRISES:

### GROUND FLOOR

Bespoke hardwood front door with glazed panels into . . .

ENTRANCE HALL: Ceramic tiled floor.

KITCHEN AND LIVING AREA: 28' 10" x 12' 10" (8.8m x 3.9m) (at widest points)

LIVING AREA: Parquet floor, cast iron fireplace, large windows with sea views.

KITCHEN: Excellent range of high and low level units, built-in fridge/freezer and dishwasher, integrated Smeg gas hob, Hotpoint double oven, large ceramic sink with mixer tap, large storage area for coats, shoes as well as serving as a pantry with an additional storage cupboard underneath the stairs.

UTILITY ROOM: Plumbed for washer and dryer, low flush wc, heated towel radiator, sink with gold mixer taps and vanity unit with storage beneath, ceramic tiled floor, low voltage spotlights. Access to the rear courtyard.

FAMILY ROOM: 13' 5" x 11' 10" (4.1m x 3.6m) (at widest points, currently used as music room). Parquet wooden floor, low voltage spotlights, overlooking the rear courtyard.

### FIRST FLOOR

BATHROOM: Ceramic tiled floor, fully tiled walls, Lefroy Brooks shower cubicle with overhead 'Rain' shower attachment, heated towel radiator, a bath with chrome mixer taps and telephone shower attachment, low flush wc, vanity unit housing Imperial bathroom company sink with taps, low voltage spotlights, access to roofspace.

BEDROOM (2): 16' 9" x 11' 6" (5.1m x 3.5m) Carpeted, low voltage spotlights, view to the rear.

### SECOND FLOOR

LARGE FAMILY ROOM: 15' 9" x 17' 9" (4.8m x 5.4m) (at widest points) Parquet wooden floor, high ceilings, ornate wooden fireplace, amazing sea views.

BEDROOM (3): 11' 6" x 12' 2" (3.5m x 3.7m) Parquet wooden floor, high ceilings, large window to the rear of the property.

### THIRD FLOOR

PRINCIPAL BEDROOM: 17' 9" x 10' 10" (5.4m x 3.3m) (at widest points) Large feature window with a views to the front of the property which takes in the Marina, all of Bangor and as far as Scotland. Laminate effect wooden floor and oak panelling.

DRESSING ROOM: Wood effect laminate flooring, low voltage lighting. Access to . . .

ENSUITE SHOWER ROOM: Crittall Shower enclosure with 'Rain' overhead shower unit and body spray attachment, ceramic tiled floor, low flush wc, vanity unit housing double sink unit with gold mixer taps, heated towel radiator, low voltage spotlights.

### OUTSIDE

Front garden in lawn with paved patio area and area in stones. Enclosed rear courtyard, double water tap, seating area. Parking to the rear of the property.

ANNEX: 15' 5" x 27' 3" (4.7m x 8.3m) (at widest points) Separate private entrance, bespoke hardwood door with glazed panels, wood effect laminate flooring, two large velux windows, wood burning stove, electric radiators, Belfast sink with chrome mixer taps. Currently used as a home office.

GARAGE: 15' 9" x 14' 5" (4.8m x 4.4m) Currently used as a gym with large storage area. Small kitchen with a space for a fridge freezer, Belfast sink with chrome mixer taps high and low level units. Access to . .

WC: Low flush WC, sink unit with chrome mixer taps.







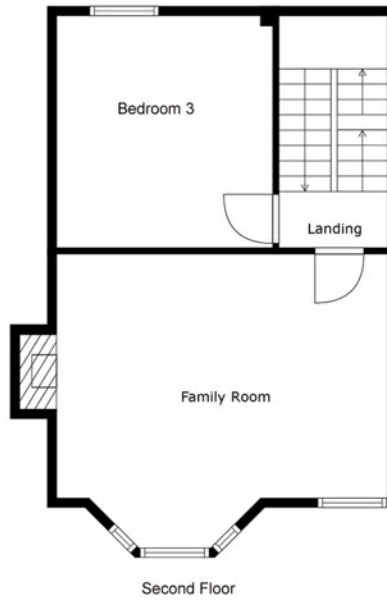
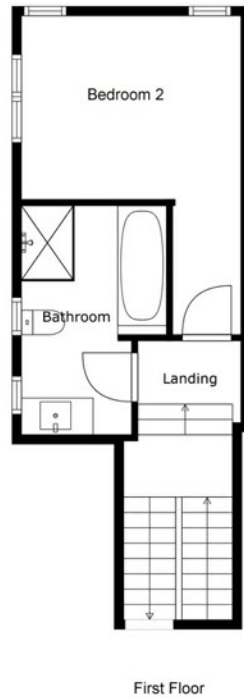
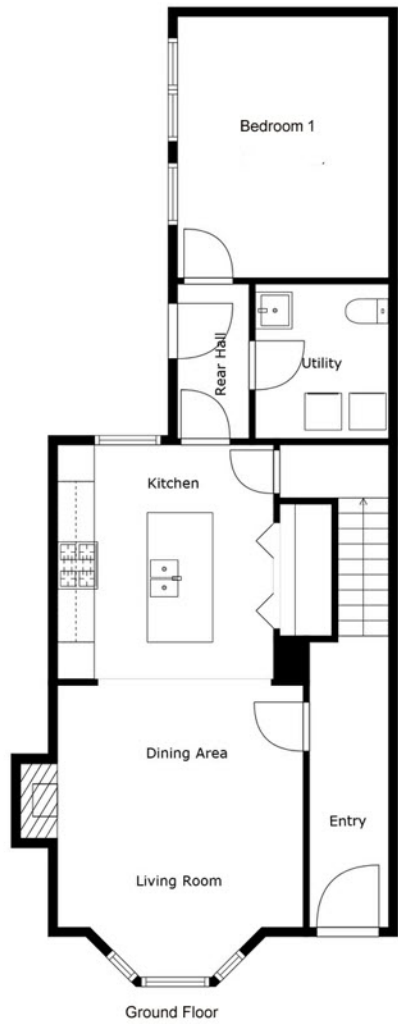




## ANNEX & GARAGE







### Annex



Sizes And Dimensions Are Approximate. Actual May Vary.

### Location:

Travelling out of Bangor on Gray's Hill, turn right at the mini roundabout and into Princetown Road. No 5 is on the left hand side.

### Energy Rating

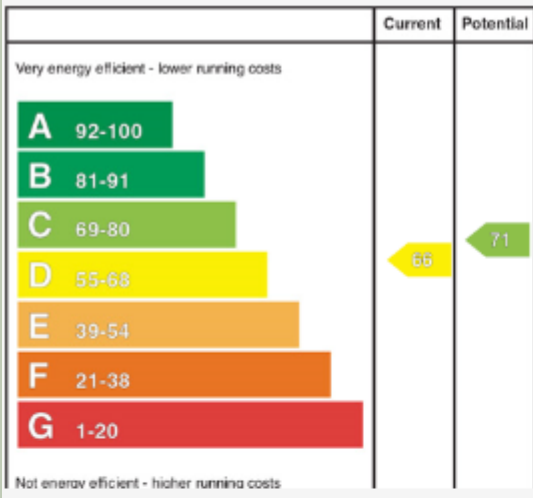
Epc Type: Domestic

Current: D66

Potential: C71

EPC Landmark Code: 0469-2994-0123-9525-0351

[Epc Certificate](#)



North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

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