



# 1 FARNHAM ROAD

Bangor, BT20 3SP

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*Asking price* **£599,950**



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This handsome red brick period home occupies a generous corner site position with large rear garden ideal for outdoor entertaining or children at play and retains much of the character and charm associated with buildings of this era.

Extending to approximately 2700 square feet this beautiful home is ideally suited to the family market seeking period grandeur with versatile accommodation, private gardens and many local conveniences.

Internally this spacious property is set over three storeys providing flexible accommodation with the possibility of six or seven bedrooms, two receptions and an open plan kitchen/dining room. Feature fireplaces, high cornice ceilings and beautiful staircase all add to the period appeal. Not only does no. 1 Farnham Road have impressive features internally, but it also boasts a garage with attached workshop or hobby room creating a wonderful space for the motor enthusiast or provides an area for further development of the existing property subject to necessary planning consents.

Set in private surrounding gardens laid in lawn with driveway parking to the side with feature electric gates, Farnham Road is undoubtedly located within one of North Down's most prestigious postcodes and this property provides an excellent opportunity for its next owners to enjoy a wonderful family home.

Situated convenient to Farnham Park and the neighbouring Bangor Lawn Tennis Club, this residence is extremely convenient for city commuting via road and rail and is within close proximity to Bangor town centre, Bangor Marina and delightful coastal walks. .





## KEY FEATURES

- Exceptionally Well Presented And Preserved Throughout With Quality Finishes And Period Features
- Kitchen Fitted 5 Years ago Open To Dining Room With Bespoke Fitted Kitchen And Range Of Integrated Appliances
- Lounge With Feature Bay Window And Open Fireplace
- Drawing Room With Open Fireplace And Outlook To Front
- Generous Utility Room
- Family Bathroom Fitted 5 Years Ago
- Gas Fired Centrally Heated
- Re-roofed in Bangor Blue Slates
- Surrounding Mature Front, Side And Rear Gardens, The Ideal Space For Entertaining, Barbecues And Children At Play
- Garage With Attached Workshop And WC
- Driveway And Rear Parking
- Convenient And Within Walking Distance Of Bangor Town Centre, Coastal Walks And Bangor Marina
- Within The Catchment Area To A Range Of Local Primary And Grammar Schools

## WHAT THE OWNER SAYS...

*"I have lived here for 34 wonderful years and have been very happy with the area and our great neighbours. The only reason I am selling is because my family have all grown and moved on and the house is too big for just me. I love this house and area and am selling with a heavy heart and great reluctance, I know I will really miss it. The house has always been well maintained and is in great condition with a new modern roof, bathroom and kitchen and a fantastic workshop. There are no issues or matters of concern for the next purchasers, you just have to make it your own. I wish you all the best."*



## ROOM DETAILS

### *Ground Floor*

- Reception Porch
- Spacious Reception Hall
- Lounge  
18'9" x 14'8"
- Dining Room  
16'10" x 12'9"
- Kitchen/Dining/Living  
Space  
23'3" x 11'3"
- Utility Room  
11'1" x 9'6"
- Walk In Shower Room

### *First Floor*

- First Floor Return
- Bedroom One  
13'1" x 12'8"
- Bedroom Two  
12'9" x 12'8"
- Bedroom Three  
13'1" x 12'2"
- Bedroom Four  
12'2" x 11'3"
- Home Office/Bedroom  
Five  
11'1" x 8'3"
- Bathroom

### *Second Floor*

- Second Floor Return
- Bedroom Five/Games  
Room  
20'0" x 17'9"
- Bedroom Six  
20'0" x 12'9"

### *Outside*

- Workshop
- WC
- Garage
- Mature gardens surround the property to front, both sides and rear, laid in lawns with patio areas, covered area to side with outdoor lighting, water tap, driveway to left hand side of Number 1 Farnham Road, vehicular access to rear via sliding timber gate.







# FLOOR PLANS







## DIRECTIONS

*Travelling from the roundabout at Maxwell Road/Bryansburn Road, in the direction of Bangor, continue along the Bryansburn Road. Turn left into Farnham Road. Number 1 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>	52	67
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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