



# 2C MAXWELL ROAD

Bangor, BT20 3RA

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*Offers over* **£995,000**



DETACHED | 5  | 4  | 4 

Nestled in one of Bangor's most sought-after locations, 2C Maxwell Road offers a perfect blend of period charm and contemporary comfort. This magnificent Georgian-style property boasts an array of beautifully restored features.

Upon entering the home, you are welcomed by an impressive Reception Hall with its classic Georgian cornicing, ceiling rose, and panelled walls. The Dining Hall flows through to the Lounge, featuring reclaimed oak flooring, a central wood-burning stove, marble chimney piece with granite plinth complimented with hand made bespoke shutters that allow for an abundance of natural light and decadent period feel .The lounge is an ideal spot to relax.

The Kitchen/Dining area is a culinary masterpiece, with a fully fitted kitchen complete with a vast array of high and low-level units, an integrated dishwasher, double Belfast sinks, and a traditional oil-fired Aga. The charming Peninsula Dining Area with a breakfast bar is perfect for casual dining, while the Utility Room provides additional storage and space for appliances.

The Entertaining Room at 2C Maxwell Road is truly a standout feature of the home, designed with both elegance and functionality in mind. This spacious, light-filled room has been thoughtfully crafted to serve as the perfect venue for both intimate gatherings and large-scale events.

The highlight of this room is its remarkable glazed atrium with 14ft approx ceiling height , that stretches across the full length of one wall. Panoramic sliding doors—constructed from high-grade aluminium and triple-glazed for energy efficiency—ensure that the room is bathed in natural light, making the space feel even more expansive. The sliding doors open onto the garden, providing a seamless transition between indoor and outdoor living. Whether you are entertaining guests, relaxing with family, or simply enjoying the view of the rear garden, these doors offer a stunning focal point and a direct link to the outdoors.

This sense of connection with the garden is further enhanced by the feature surrounding picture windows, which frame the views beautifully, making this room feel as though it is part of the landscape itself. The luxury light fittings, carefully chosen to suit the Georgian-inspired design of the home, bring a touch of grandeur to the space while also providing warm, ambient lighting. Recessed low-voltage LED dimmable spotlights offer additional lighting, ideal for setting the perfect mood whether you are hosting a dinner party or having a cozy night in. An additional side door leads to enclosed private patio area , well sheltered and secluded .

## KEY FEATURES

- Elegant Detached Family Home
- Exquisite views Across Belfast Lough to the Antrim Hills and Coastline
- Spacious & Private Nestled Off the Maxwell Road
- Situated within one of North Downs Most Prestigious Postcodes
- Impressive Reception Hall
- Bespoke Handmade Traditional Styled Features Throughout
- Four/Five Well Proportioned Bedrooms
- Two Bedrooms with Ensuite Shower Rooms
- Four Reception Rooms including:
  - Contemporary Sunroom (Circa 640 sqft) with Triple Glazed Windows & Sliding Doors to Patio Entertainment Area
  - First Floor Drawing Room with Feature Stove and views over Belfast Lough
  - Kitchen open to Family Room with Cast Iron Stove in a Feature Marble Fireplace
  - First Floor Bathroom, Ground Floor Shower Room & Separate Ground Floor W.C.
  - Utility Room Located off Kitchen
  - Custom Electric Gate Access to Spacious Parking Area to Front of Property
  - Spacious Enclosed Rear Lawn Garden with a feature paved Entertainment Area
  - Attached Garage
  - Extremely well secured Site offering a high level of privacy
  - Ultrafast Broadband Available





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Downstairs WC
- Dining Room  
27'9" x 23'4"
- Lounge  
13'3" x 13'2"
- Kitchen  
22'1" x 12'1"
- Utility Room
- Entertaining Room  
37'1" x 17'3"
- Rear Hallway
- Family Room  
16'2" x 12'2"
- Bedroom Five/Office  
12'2" x 9'9"
- Shower Room

### *First Floor*

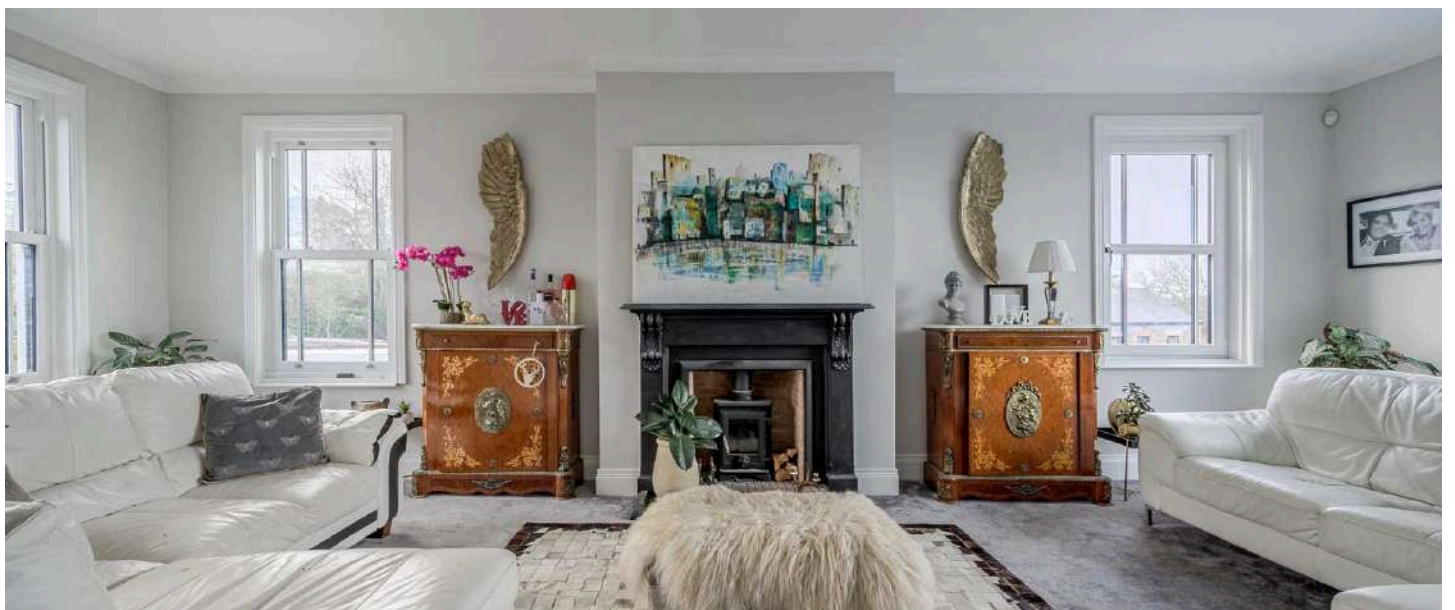
- Landing
- Drawing Room  
25'9" x 13'1"
- Bedroom One  
19'11" x 12'2"
- En Suite Shower Room
- En Suite Dressing Room
- Bedroom Two  
12'2" x 9'9"
- En Suite Shower Room
- Bedroom Three  
13'6" x 12'1"
- Bedroom Four  
11'8" x 8'10"
- Bathroom

### *Outside*

- Accessed via custom electric gates (remote controlled, telephone controlled & keypad controlled)
- Spacious driveway with parking for multiple vehicles and access to the adjoined Garage.
- Spacious enclosed rear garden laid primarily in lawn.
- A feature paved area leading out from the Sunroom designed with a permanent fire pit and seated area provides a beautiful place to relax or entertain guests on North Down's Gold Coast.



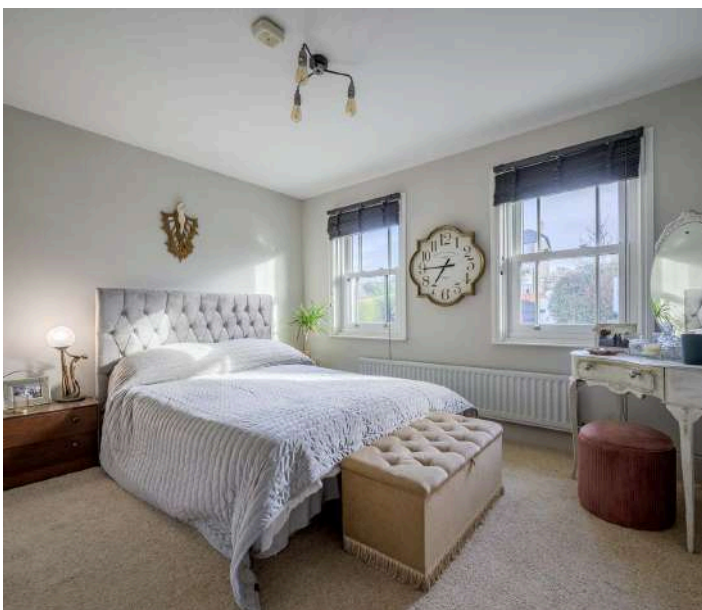




# FLOOR PLANS







## DIRECTIONS

*Travelling from Crawfordsburn, in the direction of Bangor, continue along Crawfordsburn Road which becomes Bryansburn Road. Turn left at the roundabout onto Maxwell Road. Continue along Maxwell Road. Number 2C 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+		
81-91		
69-80		
55-68	58	58
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

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



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