



This superb semi detached villa is located in a much sought after and popular residential location. Within walking distance of all the amenities of Bangor town centre, Bangor, Royal Ulster and Ballyholme yacht clubs and the beach with coastal walks and picturesque scenery.

The property itself has been well maintained by the present owners & offers superb accommodation that will suit a wide variety of purchasers. Of particular note is the drawing room with Victorian slate fireplace and open fire, sitting room with dining area leading to entertainment sized kitchen/ living/ dining room with access to the sun terrace which enjoys amazing sunsets. The property also has four well proportioned bedrooms over the first floor and second floor, two of which have superb lough views and bathroom facilities on the ground floor and first floor. Externally the property enjoys ample driveway parking and enclosed rear garden with raised sun terrace & gardens in lawns.

With so much on offer we expect demand will be high for this superb home and only on internal inspection can one appreciate all it has to offer so don't delay and arrange a viewing today.

OIRO
£499,950

35 Clifton Road,
Bangor,
BT20 5EP

Viewing by
appointment
through agent
028 9042 4747



- Superb Semi Detached Family Home which enjoys Lough Views
- Extremely Well Presented Throughout
- Drawing Room with Victorian Fireplace and Open Fire
- Ground Floor Shower Room
- Sitting Room with Dining Area
- Entertainment Sized Kitchen with Dining & Living Area - access to Sun Terrace
- Utility Room
- Four Well Proportioned Bedrooms on First & Second Floor
- Family Bathroom
- Double Glazed Windows / Gas Central Heating
- Ample Driveway Parking for Several Cars
- Enclosed Rear Garden in Lawns, Sun Terrace which Enjoys a Westerly Aspect
- Sought after Location with Everything at your Doorstep

The Property Comprises:

Ground Floor

Front door with glazed insets, glazed side panels and over panel to . . .

ENCLOSED ENTRANCE PORCH: Tiled floor. Glazed inner door to . . .

RECEPTION HALL: Solid wooden floor, cornice ceiling, cloakroom under stairs.

DRAWING ROOM: 15' 8" x 13' 3" (4.78m x 4.04m) (into bay window at widest points). Solid wood floor boards, feature Victorian slate fireplace with cast iron insets, slate hearth and open fire, cornice ceiling, ceiling rose, picture rail.



SITTING ROOM: 14' 3" x 11' 6" (4.34m x 3.51m) Built-in shelving, open plan to dining area.



DINING AREA: 10' 2" x 10' 0" (3.1m x 3.05m) Underfloor heating, built-in shelving, tiled floor.



French doors with glazed inset to . . .

SUPERB FITTED KITCHEN OPEN PLAN TO CASUAL DINING/FAMILY AREA: 20' 9" x 20' 3" (6.32m x 6.17m) (at widest points, narrowing to 12'5"). Range of high and low level solid oak units, granite work surfaces, integrated Bosch five ring gas hob, Bosch extractor fan above, integrated Bosch oven, plumbed for dishwasher, single bowl stainless steel sink unit with mixer tap and matching granite drainer, integrated fridge, glass display cabinet, tiled floor, underfloor heating, concertina double glazed doors to rear garden, island unit with storage, granite worktop and breakfast bar.





UTILITY ROOM: Storage cupboards, shelving, plumbed for washing machine.

FULLY TILED SHOWER ROOM: Three piece suite comprising built-in fully tiled shower cubicle, floating wash hand basin with mixer tap, low flush wc, chrome heated towel rail, tiled floor, fully tiled walls, extractor fan.

First Floor

SPACIOUS LANDING: Cornice ceiling.

BEDROOM (1): 13' 3" x 12' 10" (4.04m x 3.91m)



BEDROOM (2): 11' 6" x 10' 9" (3.51m x 3.28m) Two built-in wardrobes.

BEDROOM (3): 10' 2" x 10' 1" (3.1m x 3.07m) Picturesque views over Belfast lough, Bangor town centre and coastal path, period cast iron fireplace, built-in shelving.



BATHROOM: Four piece suite comprising panelled bath with mixer tap and hand shower, separate built-in fully tiled shower cubicle, pedestal wash hand basin, low flush wc, tiled floor, fully tiled walls, chrome heated towel rail, views over Belfast Lough and coastal path.



Second Floor

LANDING: Storage cupboard.

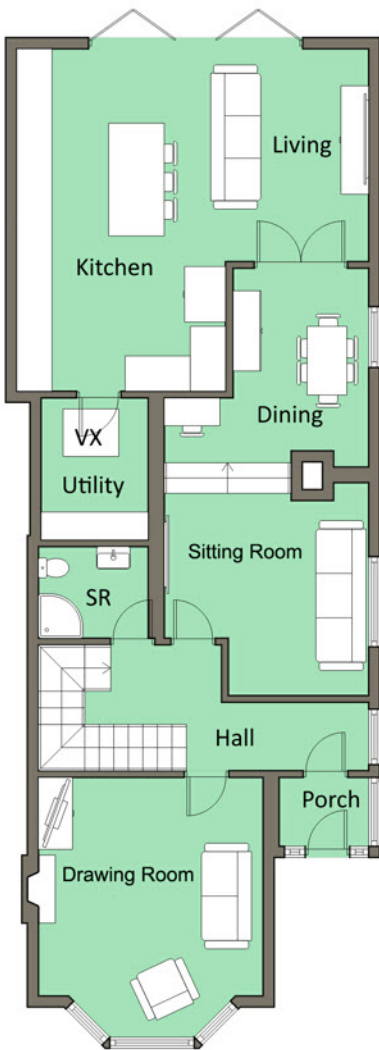
BEDROOM (4): 9' 11" x 9' 9" (3.02m x 2.97m) Painted floor boards, pictureque views over Belfast Lough and coastal path.



Outside

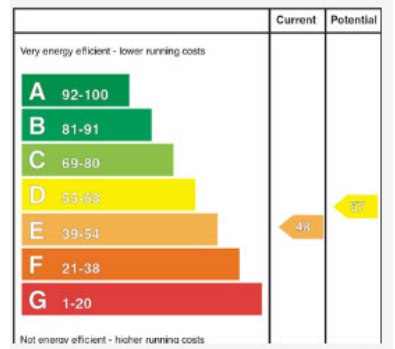
Front forecourt and driveway in tarmac with parking. Fully enclosed rear garden in lawns with extensive timber decked terrace, glass balustrading and westerly aspect making it an ideal space for outdoor entertaining or children at play.





Energy Rating

Epc Type: Domestic
 Current: E48
 Potential: D57
 EPC Landmark Code: 9000-2526-4100-2509-9891
[Epc Certificate](#)



Location:

Heading up High Street, at the top turn left into Clifton Road, number 35 is on your left hand side.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.