

simon**BRIEN**
RESIDENTIAL

9 Downshire Lane,
Bangor, BT20 3TY



Asking Price £545,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

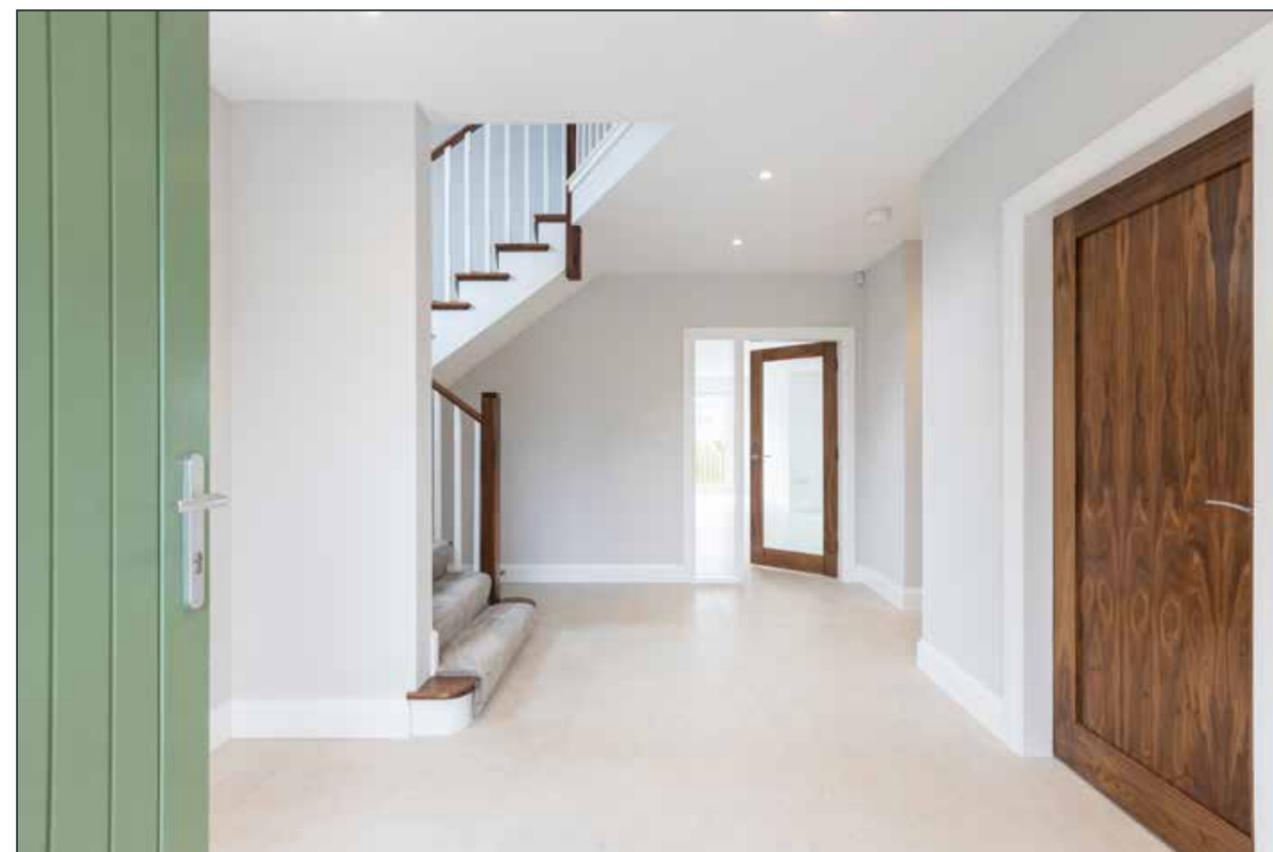
- Exceptional turnkey new build detached home with Lough views
- Full detailed specification available upon request
- Highly regarded residential location in Bangor off Maxwell Road
- c. 2,500 sq. ft.
- High level of specification throughout
- Large open plan kitchen, living and dining space
- Separate family room
- Utility room, downstairs WC
- Four bedrooms
- Master with ensuite, dressing room and roof terrace
- First floor lounge with access to roof terrace
- Contemporary family bathroom
- Integral garage
- Gas fired central heating, double glazed
- Driveway parking
- Convenient location to Bangor town centre and main arterial routes to Holywood, Newtownards and Belfast



SUMMARY

This wonderful detached home constructed by MMM Design and Build is situated in Downshire Lane and has an exceptionally high turnkey finish throughout. The sale of this property is a unique chance to acquire a contemporary high end home by one of North Down's most highly regarded builders. The property extends to 2,492 sq.ft. and provides comfortable living for a family or downsizer. On the ground floor there is a large open plan kitchen, dining and living space perfect for entertaining or the modern family, which opens out to the rear patio and enclosed garden. From the kitchen there is access to a utility and an integral garage. On the first floor there are four bedrooms, large bathroom and lounge. The master suite benefits from an en suite, dressing area and access to a roof terrace with superb Lough views. The lounge also benefits from access to the roof terrace providing a cosy tv room or study area. Externally there is driveway parking to the front and an enclosed rear garden. Other benefits include gas fired central heating and double glazed windows throughout. Full specification is available upon request.

Early viewing is highly recommended, please contact the North Down office on 02890 428989.



THE PROPERTY COMPRISES:

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GROUND FLOOR

Hardwood entrance door with glazed side panels.

SPACIOUS ENTRANCE HALL:

14' 7" x 9' 11" (4.44m x 3.02m)

Attractive staircase to first floor. Tiled floor, recessed lighting, under stairs storage.

LIVING ROOM:

18' 1" x 13' 6" (5.51m x 4.11m)

Contemporary wall mounted 'Gazco' gas fire, sea views.

CONTROL CUPBOARD:

Storage space, pressurised water tank.

CLOAKROOM:

6' 7" x 5' 5" (2.01m x 1.65m)

Contemporary white suite comprising of wash hand basin with illuminated mounted mirror above, concealed cistern WC, chrome heated towel rail, tiled floor, recessed lighting.

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**KITCHEN LIVING DINING:
28' 3" x 15' 2" (8.61m x 4.62m)**

Contemporary fitted kitchen with excellent range of high and low level units, Franke stainless steel sink unit with mixer tap, integrated Neff double oven, integrated Neff microwave, integrated Neff coffee machine, integrated Hotpoint dishwasher, integrated Hotpoint fridge freezer, island with 5 ring induction hob and extractor hood, tiled floor, recessed lighting.

LIVING AREA:

Tiled floor, views, wood burning stove.

DINING AREA:

Sliding glass door to rear patio and gardens.

UTILITY ROOM:

8' 4" x 6' 0" (2.54m x 1.83m)

Fitted units with Blanco stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, enclosed gas fired boiler, tiled floor, access to integral garage.



FIRST FLOOR

MASTER BEDROOM:
15' 3" x 11' 2" (4.65m x 3.4m)

Access to balcony. Views.



WALK IN DRESSING ROOM:

Fitted robes, recessed lighting.

ENSUITE SHOWER ROOM:

Contemporary white suite comprising: Vanity sink unit with fitted mirror above, low flush WC, walk in double shower with overhead rainfall fitment and handheld telephone attachment, partly tiled walls, tiled floor, chrome heated towel rail, recessed lighting.



BEDROOM (2):
13' 6" x 10' 1" (4.11m x 3.07m)

Views.

BEDROOM (3):
12' 8" x 9' 11" (3.86m x 3.02m)

BEDROOM (4):
9' 11" x 9' 11" (3.02m x 3.02m)

Views.

SNUG:
12' 5" x 10' 6" (3.78m x 3.2m)

Views, access to balcony.

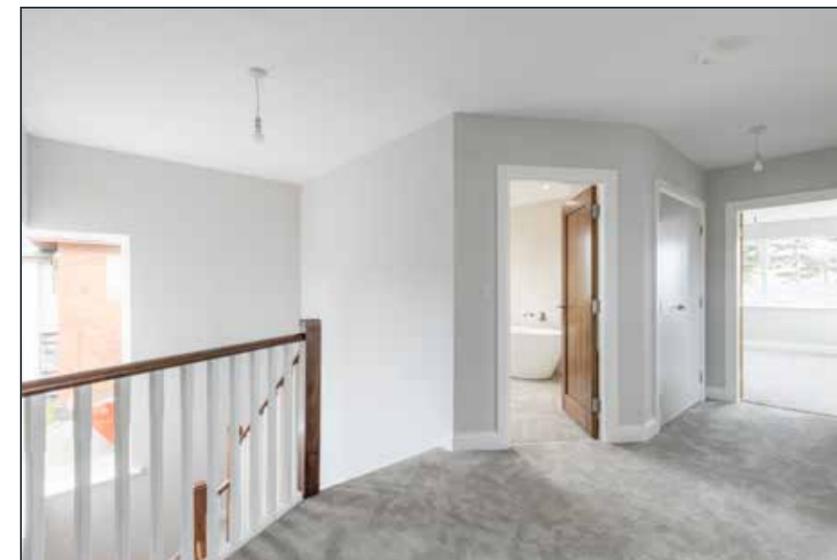
BATHROOM:
9' 3" x 8' 4" (2.82m x 2.54m)

Contemporary white suite comprising: inset wash hand basin with vanity unit below and fitted illuminated mirror above, low flush WC, free standing bath with mixer tap, corner shower cubicle with overhead rainfall fitment and handheld telephone attachment, chrome heated towel rail, tiled floor, partly tiled walls, recessed lighting.

LANDING:

Bright and spacious, access to roofspace, airing cupboard with shelving.

Please note some images show virtual furniture.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/J/18/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		

REF: 2689-8053-0352-7701-3960

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