

simonBRIEN
RESIDENTIAL

31 Clifton Road,
Bangor, BT20 5EP



Offers Over £495,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Charming semi-detached home located in the highly sought after Clifton Road area of Bangor
- Extensive accommodation over three levels
- Living room with bay window and open fire at front of house
- Fully fitted custom made kitchen with access to inner courtyard
- Dining area with feature cast iron solid fuel stove
- Drawing room with open fire to rear of house
- Bathroom on ground floor
- Six bedrooms over two levels, one with ensuite wet room, one with freestanding bath in bedroom
- Laundry room/Study on middle floor
- Bathroom on middle floor
- Conservatory on first floor with sliding doors to balcony with views across Bangor town and Belfast Lough
- Outside studio space with raised decking area
- Workshop at bottom of garden
- Attractive gardens to the rear with tiered patio and decking areas
- Driveway parking to the front
- Situated in popular and convenient location near the town centre, coastal paths and amenities

SUMMARY

This charming semi-detached villa is situated in the highly desirable and sought after area of Clifton Road in Bangor. With accommodation over three levels which will prove very adaptable for a multitude of buyers. Occupying an elevated site it enjoys stunning views across Bangor town to Belfast Lough from the upper floors. Located on Clifton Road, in one of Bangor's most highly regarded addresses, with amenities close by, good transport networks on the doorstep, the coastal path and beach within a minutes' walk, Royal Ulster Yacht Club a short walk, and Bangor town centre a stone's throw.

The accommodation is deceptively spacious and is laid out over 3 floors. You are greeted by a spacious entrance hallway with a living room, kitchen, dining room, drawing room and bathroom all on the ground floor. There is a quirky inner courtyard accessed from the kitchen area. On the first floor there are three bedrooms, one with en suite wet room, and one with feature freestanding bath, a family bathroom, and conservatory with sliding doors to a balcony with delightful sea views. There are two staircases from this level up to two second floors. In the front half of the house there is a further bedroom, luggage room and a laundry room. In the rear half of the house there are two further bedrooms.

Externally the property has mature tiered gardens to the rear with patio areas, studio with decking area which enjoys all the afternoon and evening sun with sea views and furthermore there is a purpose built workshop at the bottom of the garden which could have multiple uses. There is driveway parking to the front and side.

All in all, this is an excellent opportunity to purchase a magnificent home in a highly regarded setting. Internal inspection is highly recommended to appreciate what this home has to offer. To view contact our North Down office on 02890428989.

THE PROPERTY COMPRISES:

GROUND FLOOR

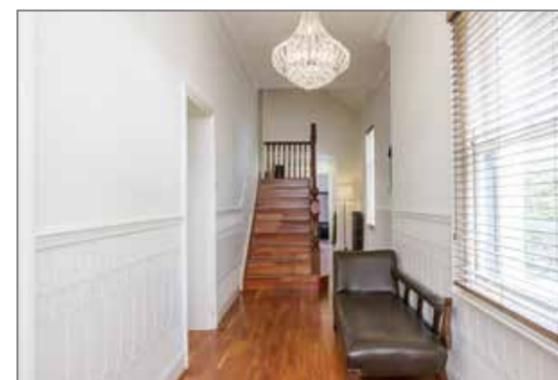
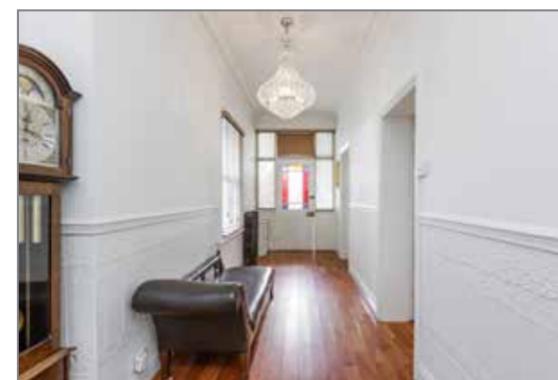
Hardwood panelled entrance door to:

ENTRANCE PORCH:

Tiled floor, original inner door with stained glass inset and side panels,

ENTRANCE HALL:

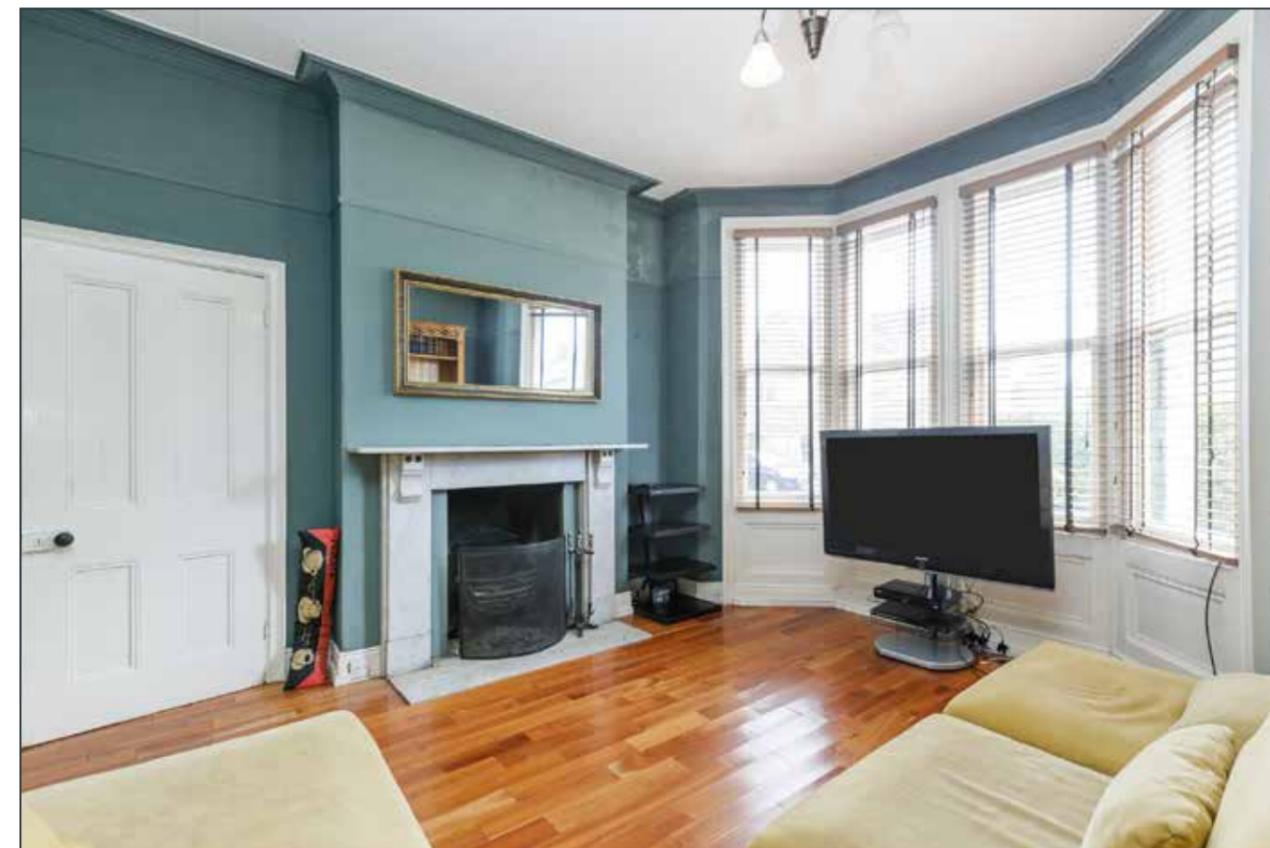
Solid Cherry wood floor, corniced ceiling, under stairs storage cupboard.



LIVING ROOM:

14' 0" x 13' 7" (4.27m x 4.14m)

Marble fire surround with dog grate inset and marble hearth, cherry wood strip floor.



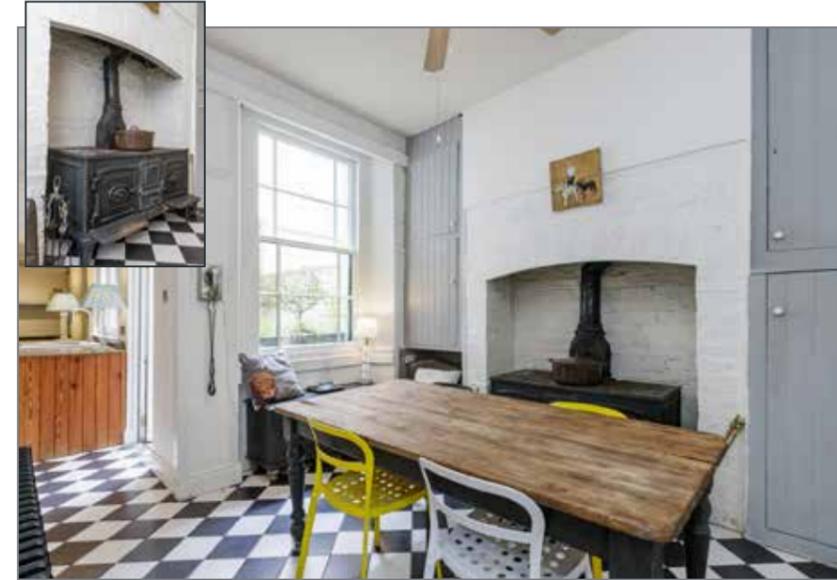
KITCHEN:
16' 3" x 8' 6" (4.95m x 2.59m)

Excellent range of handcrafted pitch pine fitted units with granite and marble worktops, twin porcelain Belfast sink with mixer taps, integrated dishwasher, recess for gas range cooker with stainless steel canopy, freestanding dresser, space for fridge freezer, black and white tiled floor, door to inner courtyard garden.



INNER COURTYARD GARDEN:

Passageway to front, boiler house with Ferroli gas boiler, water supply.



DINING ROOM:
11' 9" x 10' 10" (3.58m x 3.3m)

Original cast iron solid fuel range, built in storage cupboards, black and white tiled floor.



DRAWING ROOM:
16' 9" x 13' 10" (5.11m x 4.22m)

Attractive carved painted fireplace surround with slate inset and hearth, open fire with dog grate, panelled walls, Cherry wood strip floor, corniced ceiling, outlook over rear gardens.





BATHROOM:

White suite comprising: Low flush WC, pedestal wash hand basin, panelled bath with instant heat electric shower, partly tiled walls, tiled floor.

FIRST FLOOR

HALF LANDING:

Walnut wood strip floor.



BEDROOM (1):

17' 8" x 14' 2" (5.38m x 4.32m)
Into bay.

Walnut wood strip floor, corniced ceiling, period fireplace with tiled inset and hearth.

ENSUITE WET ROOM:

Overhead and hand held shower fitment, wash hand basin, fully tiled walls, pebbled tiled floor.



BATHROOM:

White suite comprising of free standing roll top cast iron bath, closed cistern WC, wash hand basin, wet room shower area with multi head shower, fully tiled walls, tiled floor, recessed lighting, heated floor.



FIRST FLOOR CONSERVATORY:
28' 5" x 6' 7" (8.66m x 2.01m)

Sliding glazed door to balcony. Fully glazed walls with views across Belfast Lough. Triple glazed, self cleaning glass.





SECOND FLOOR HALF LANDING

LAUNDRY ROOM:

12' 2" x 9' 10" (3.71m x 3m)

Built in units with stainless steel worktops, Belfast sink, plumbed for washing machine.

SECOND FLOOR

BEDROOM (6):

12' 0" x 11' 2" (3.66m x 3.4m)

Period fireplace, French oak wood strip floor.

LUGGAGE ROOM/STUDY:

8' 7" x 6' 0" (2.62m x 1.83m)

FIRST FLOOR (REAR)

BEDROOM (2):

16' 9" x 13' 10" (5.11m x 4.22m)

Views to Belfast Lough. Feature freestanding bath set on marble plinth and backsplash with period taps, vanity unit with inset oval wash hand basin, solid Walnut wood floor, corniced ceiling.



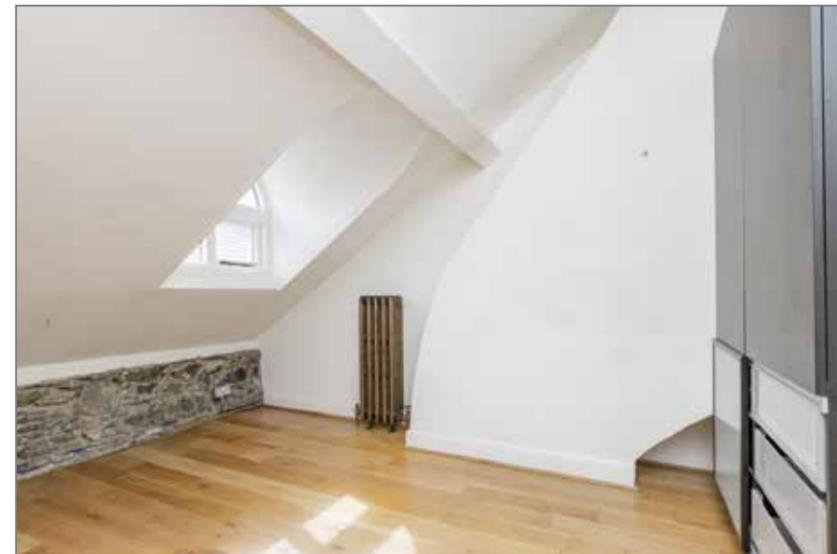
BEDROOM (3)/DRESSING ROOM:
11' 9" x 10' 9" (3.58m x 3.28m)

Built in open hanging space and drawers, solid Walnut wood floor, corniced ceiling, contemporary wash hand basin with tiled splashback.



BEDROOM (4):
16' 10" x 14' 10" (5.13m x 4.52m)
To max.

Glazed dormer with views to Belfast Lough, Bangor Marina and across Bangor Town centre. French Oak solid wood floor, recessed lighting.



BEDROOM (5):
12' 0" x 9' 8" (3.66m x 2.95m)
To max.

Wood strip floor, feature exposed stone wall, arched dormer.



OUTSIDE

Driveway to front and side with generous parking.

WORKSHOP/GARDEN SHED:
9' 7" x 6' 0" (2.92m x 1.83m)

STUDIO:
19' 4" x 9' 0" (5.89m x 2.74m)

Real terracotta tiled floor, cast iron range, double opening to raised decking area overlooking gardens.

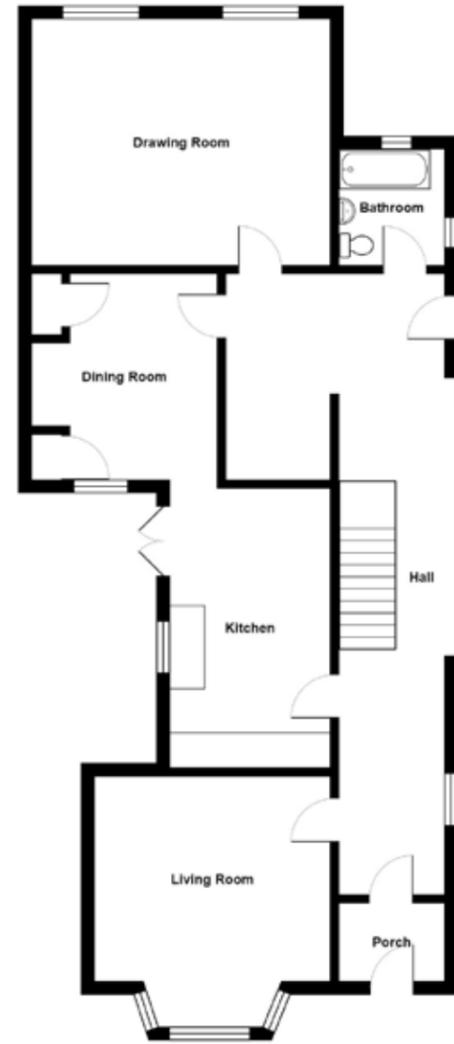


Mature, private and enclosed gardens, mature trees and shrubs, border hedging, laid in lawns, tiered patio areas.

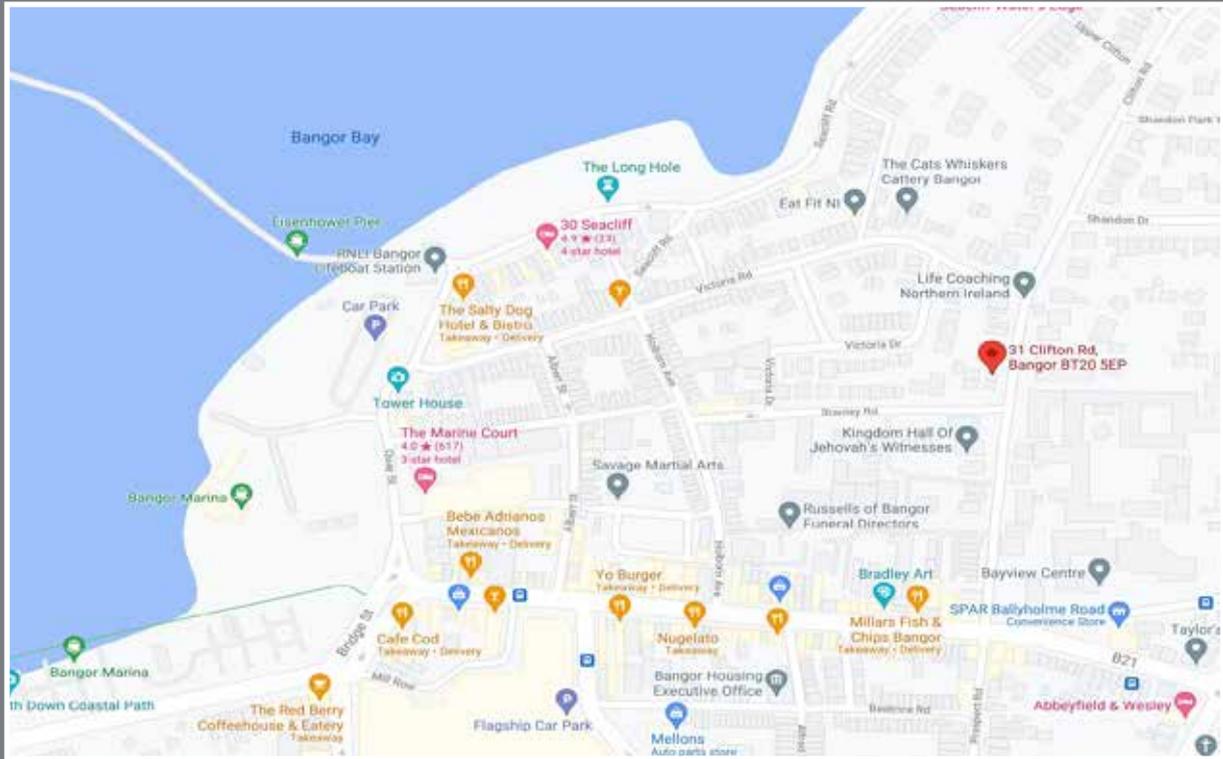


GARDEN ROOM:
21' 4" x 10' 0" (6.5m x 3.05m)

Glazed outlook to gardens, corrugated construction, raised deck.



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.



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Lettings Department

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REF: TB/E/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
38-54	E		
21-38	F	34 F	
1-20	G		

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