

simon**BRIEN**  
RESIDENTIAL

5B Brompton Road,  
Bangor, BT20 3RE



Asking Price £695,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



5B Brompton Road

#### KEY FEATURES

- Stunning contemporary New Build Residence  
Designed by Gerry Hamill Architects
- Built by MMM Design and Build
- Accommodation over Two Floors circa 2,400 sq. ft
- Four Well Proportioned Bedrooms (Master with Ensuite Shower Room)
- Dining Room and Spacious Living Room open plan to Kitchen and casual dining area
- Luxury Fitted Kitchen from "Exorna" Kitchen & Bedrooms
- Bathroom and Ensuities from Beggs & Partners
- Spanish Porcelain Tiles supplied by Tileworks
- Underfloor Heating System to Ground Floor
- Detached Garage with Insulated Sectional Electronic Door
- Driveway providing substantial Parking Facilities
- Situated in one of the most sought-after areas In North Down
- Entrance secured by Electronic Gates
- Gas Fired Central Heating System
- uPVC Double Glazed Windows
- Zoned Intruder Security System
- Finished to an Exceptionally High Standard Throughout
- Access to National Trust Coastal Walk

#### SUMMARY

5B Brompton road sits back from the road on an elevated site enjoying great privacy and seclusion, yet within an easy stroll to Brompton Bay on the North Down Coastline and National Trust walks.

Access ed via remote controlled gates, there is ample parking to the front and side with landscaped gardens to the rear. A detached garage completes the exterior accommodation.

Internally, the home has been exceptionally well finished throughout with high specification kitchen appliances, Spanish porcelain tiles to kitchen and bathrooms, under floor heating to the ground floor and walnut internal doors.

The living space is set over two floors extending to approximately 2,400sqft with an adaptable layout suitable for a variety of differing requirements. All in all a home of superb quality in an much sought after residential location in the heart of Bangor West.

Private viewing is advised.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Entrance door.

##### ENTRANCE HALL:

Ceramic tiled floor.



##### CLOAKROOM:

Low flush WC, wash hand basin with mixer taps, ceramic tiled floor.



##### DINING ROOM: 13' 1" x 9' 8" (3.99m x 2.95m)



**LIVING ROOM:**

**29' 2" x 15' 5" (8.89m x 4.7m)**

Raised gas fire, ceramic tiled floor, French double doors, open to Kitchen.



**KITCHEN:**

**18' 9" x 12' 9" (5.72m x 3.89m)**

Excellent range of high and low level units with Quartz work surfaces, integrated appliances including 2 Siemens ovens, microwave, fridge freezer, wine rack, built in dishwasher, 4 ring induction hob, extractor hood over, stainless steel sink unit with Quooker tap, ceramic tiled floor.



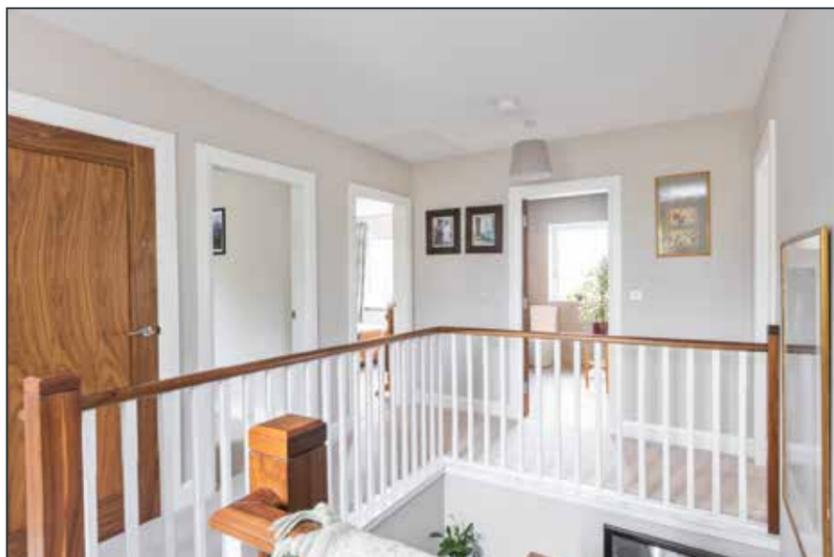


**UTILITY ROOM:**  
8' 2" x 6' 5" (2.49m x 1.96m)

Low level units with Quartz work surfaces, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, ceramic tiled floor.



**LARDER:**  
6' 4" x 4' 5" (1.93m x 1.35m)



**FIRST FLOOR**

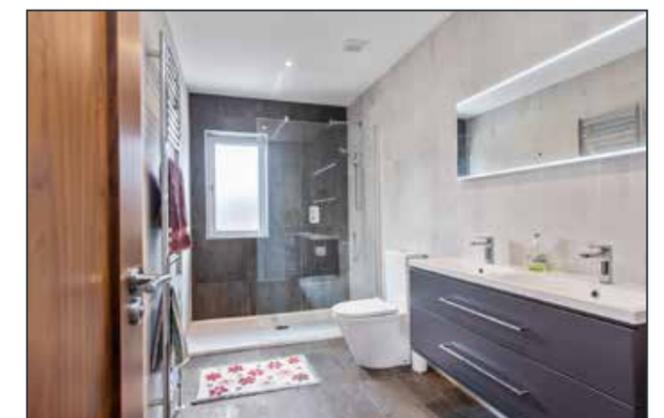
**LANDING:**  
Airing cupboard, access to roofspace.

**BEDROOM (1):**  
15' 5" x 13' 1" (4.7m x 3.99m)

Built in robe with mirrored sliding doors.

**ENSUITE SHOWER ROOM:**

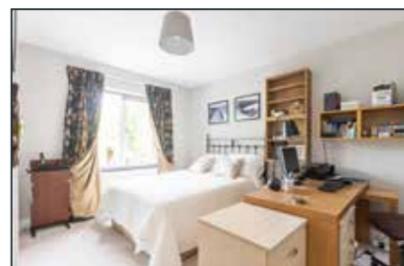
Large walk in shower cubicle with overhead rain shower, twin vanity sink units, low flush WC, fully tiled walls, ceramic tiled floor, chrome towel radiator, light mirror.



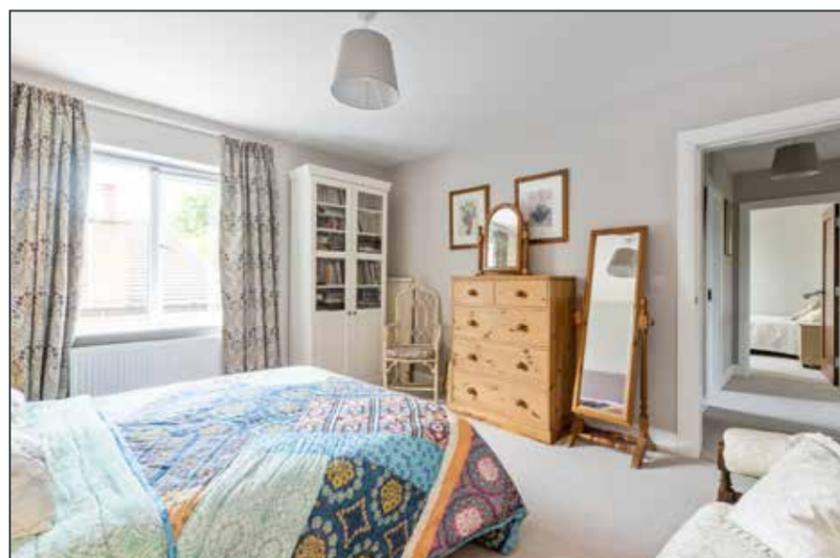
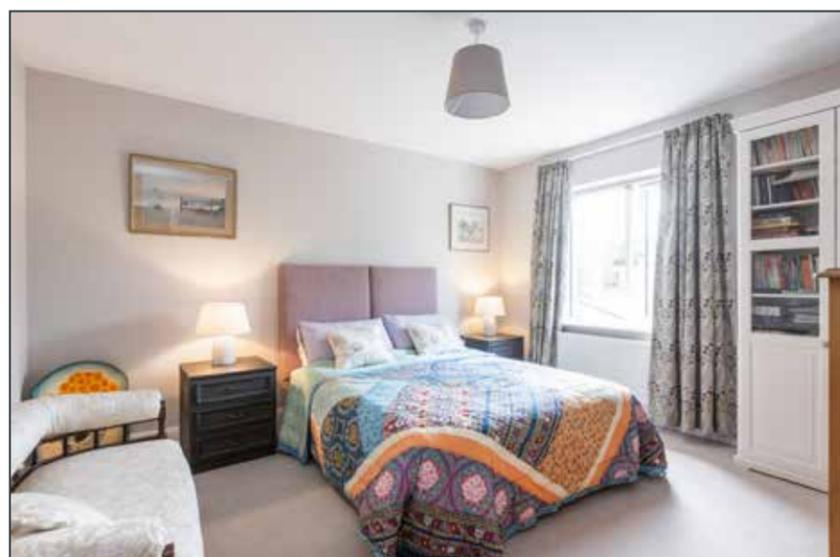


**BEDROOM (2):**  
13' 2" x 9' 6" (4.01m x 2.9m)

Built in robe.



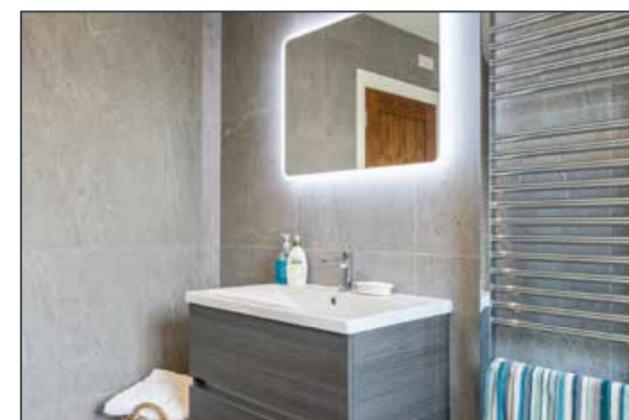
**BEDROOM (3):**  
13' 0" x 12' 0" (3.96m x 3.66m)



**BEDROOM (4):**  
13' 0" x 9' 2" (3.96m x 2.79m)

**BATHROOM:**

White suite comprising: Oval bath, large shower cubicle with overhead rain shower, low flush WC, vanity sink unit with mixer taps, fully tiled walls, chrome towel radiator, light mirror.





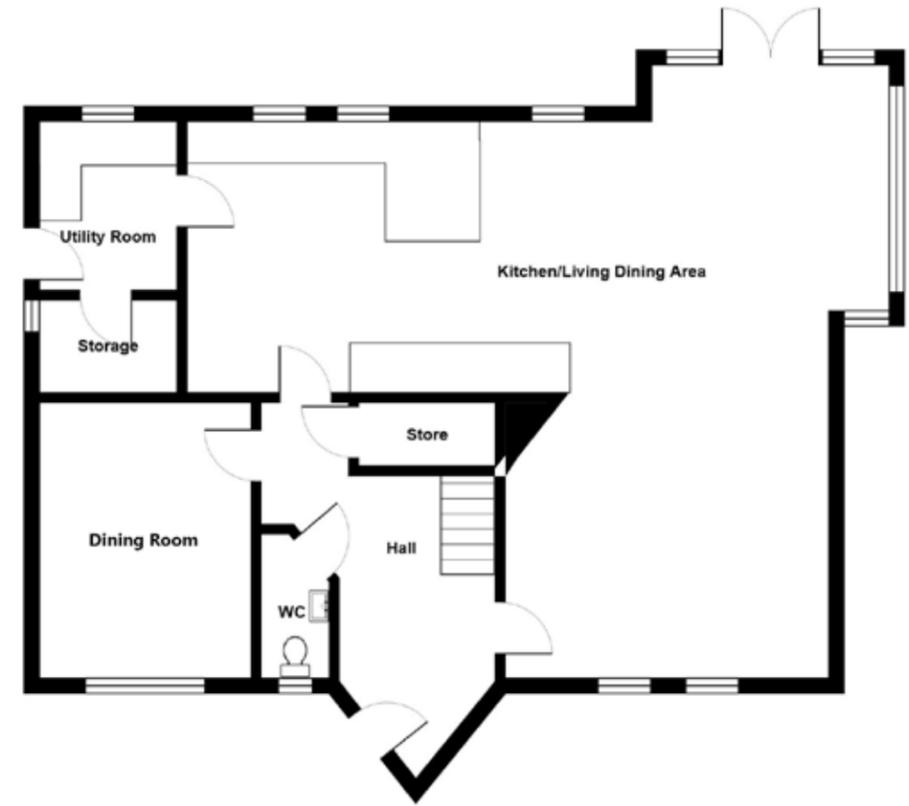
**OUTSIDE**

Asphalt driveway to front and ample parking with paved area and room for garden shed.

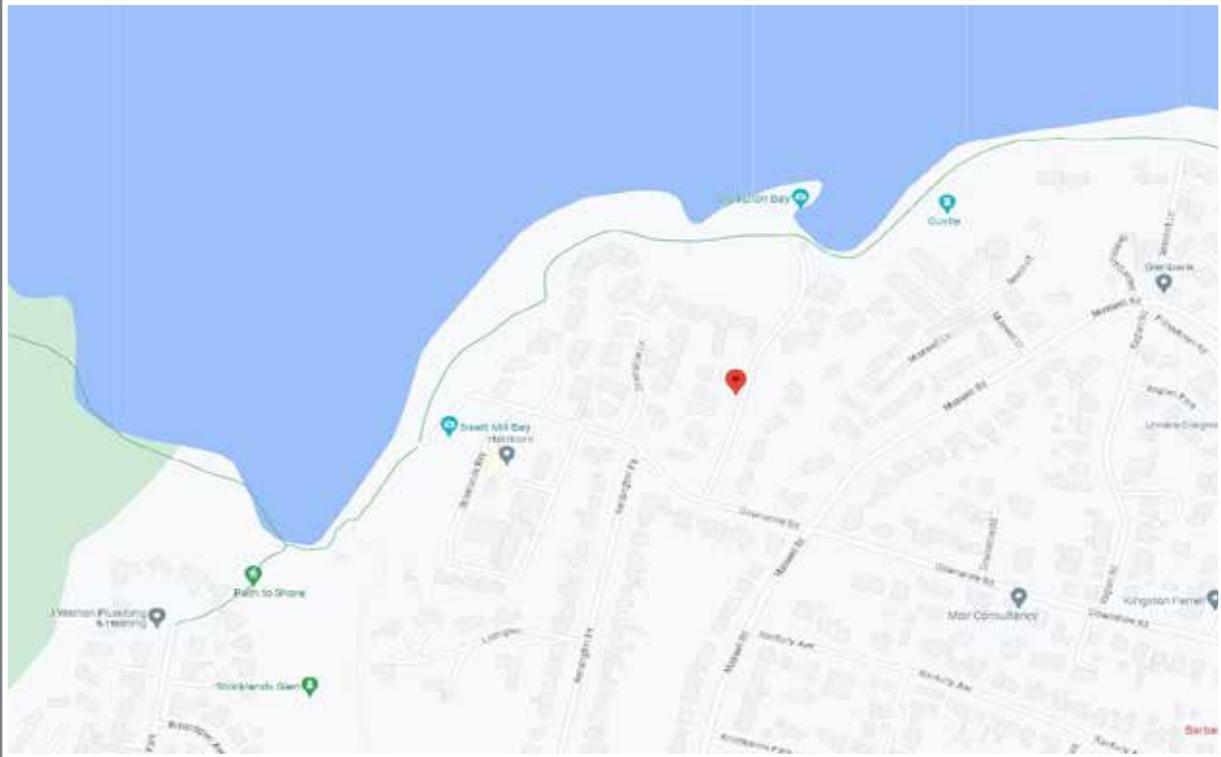
**DETACHED GARAGE:  
18' 0" x 9' 2" (5.49m x 2.79m)**

Up and over door, power and light, side door.

Paved patio to rear leading to landscaped gardens in lawn with raised shrub beds.



# 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](http://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: SHJD/E/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0300-3223-4090-2422-8305

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.