



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS



2 MAXWELL DRIVE | Bangor West
OFFERS OVER £625,000

**Scan for Property Details
and to Arrange a Viewing**



The Property

Having just completed an extensive renovation and refurbishment project, this detached family bungalow enjoys beautifully presented bright and versatile accommodation with two bedrooms to the ground floor and two bedrooms to the first floor level. Finished to an exacting specification, little expense has been spared to the high standard of fixtures and fittings throughout. This attractive home occupies a prime position on a corner site with excellent privacy and views across Belfast Lough and Bangor Bay to Scotland beyond. A generous mature site with ample parking behind electronically operated gates and patio areas that follow the path of sun ensures this home will create strong interest on today's market.

A dining hall and spacious drawing room, with two bay windows and open fire, create a home ideal for entertaining. There is a circular flow through to a newly created rear conservatory which wraps around to a superb kitchen/dining/living space. This bespoke newly fitted kitchen provides integrated appliances and storage and views to Belfast Lough and Bangor Bay. Further attributes include a separate utility/boot room whilst newly installed modern sanitary ware is evident throughout. A separate WC, ground floor bathroom suite with shower cubicle serves both ground floor bedrooms. The main bedroom is to first floor with range of built-in wardrobes and en suite shower room, the fourth bedroom, also at this level, is currently used as home office. The former garage now provides excellent space for storage. The landscaped, well established and beautifully planted gardens provide the ideal environment for outdoor entertaining and children at play. This property is gas fired centrally heated with newly installed, double glazing throughout and a Nest controlled heating system.

This property presents itself as the ideal solution to the family market or those wishing to downsize to ease of maintenance living whilst retaining a prestigious location with breathtaking views. The National Trust Coastal Path running from Bangor to Holywood is easily accessible, excellent bus and rail networks ensure commuting is made easy whilst the property lies within the catchment area to a range of local primary and grammar schools.





Offers Over £625,000
Detached
4 Bedrooms
3 Receptions



Accommodation

Ground Floor

- Sun Porch
- Reception Hall/Dining Hall
- Drawing Room
25'6" x 20'3"
- Family Room
13'1" x 11'1"
- WC
- Kitchen/Dining/Living Space
23'2" x 14'7"
- Conservatory
23'4" x 7'5"
- Access from Kitchen to Side Porch
- Utility/Boot Room
10'10" x 8'1"

Ground Floor

- Bedroom Three
11'9" x 11'5"
- Roofspace
- Bathroom
- Bedroom Two
14'3" x 12'1"
- Staircase to First Floor
Minstrel Style Gallery

First Floor

- Landing
- Bedroom Four/Home Office
15'6" x 8'9"
- Bedroom One
15'7" x 10'8"
- En Suite Shower Room

Outside

- Double Garage
Planning Permission exists for Double Garage with Upstairs Accommodation
- Double Timber Gates Accessed via Video Remote Control
- Tarmac Driveway with Ample Parking
- Beautifully Landscaped Gardens with Brick Paviour Patio and Pathways

For more information and photographs regarding the accommodation in this property, please visit:
johnminnis.co.uk



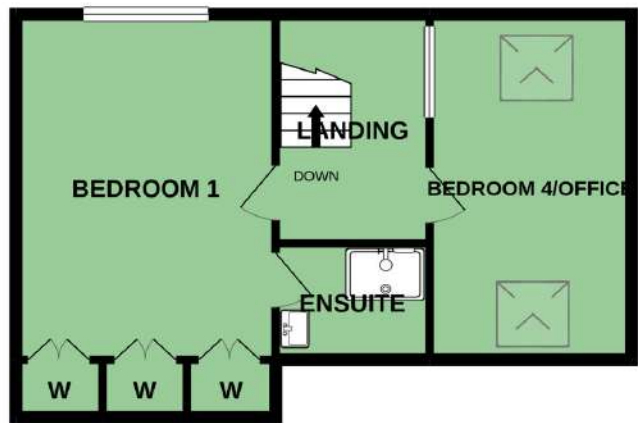


- Recently Completed Refurbishment Programme Creating the Ideal Space for Internal or External Entertaining with Bright and Spacious Accommodation Throughout
- Attractive Rustic Brick Detached Chalet Bungalow
- Prestigious Maxwell Road Address
- Dining Hall with Exposed Wooden Flooring
- Occupying Prime Site with Wonderful Views to Belfast Lough and the Irish Sea
- Drawing Room with Bay Windows and Open Fire, Overlooking Mature Gardens
- Rear Conservatory Accessing Dining Hall and Kitchen/Dining/Living Space
- Bespoke Newly Fitted Kitchen with Range of Integrated Appliances
- Separate Utility/Laundry/Boot Room
- Four Excellent Bedrooms, Two to the Ground Floor and Two to the First Floor Levels
- Ground Floor Family Bathroom Suite with Separate Shower Cubicle, Separate Ground Floor WC
- Main Bedroom to the First Floor with En Suite Shower Room
- Bedroom Four Ideal as Home Office
- Approached by Electronic Remote Controlled Double Gates
- Ample Tarmac Driveway Parking
- Brick Paviour Patio and Pathways Surrounding Property
- Gas Fired Central Heating, Nest Operated Heating System, Newly Installed Double Glazing Throughout
- Mature Beautifully Landscaped Well Stocked and Tended Front, Side and Rear Surrounding Gardens with Different Patio Areas and Excellent Degree of Privacy
- Prestigious and Sought After Location
- Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Ease of Access for the City Commuter via Both Road and Rail
- Close to Bangor Marina, National Trust Coastal Path and a Range of Outdoor Activities

GROUND FLOOR



1ST FLOOR





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, Maxwell Drive will be on your left and the property will be on your right,



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C	69	69
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

North Down / Holywood Branch
 44 High Street, Holywood, BT18 9AD
 T 028 9042 8888 F 028 9029 3434
property@johnminnis.co.uk



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 John Minnis, 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.



JOHNMINNIS
 ESTATE AGENTS &
 LETTING SPECIALISTS