



4 DOWNSHIRE LANE, BANGOR, BT20 3TY



Offers Around £475,000



Neill
ESTATE AGENTS

SALES / RENTALS / SURVEYS

4 Downshire Lane, Bangor, BT20 3TY

- Prime location in the exclusive Downshire Lane area of Bangor West
- Spacious accommodation including three reception rooms and a large kitchen/dining area
- Four well-proportioned bedrooms, including a main bedroom with dressing area and en-suite
- Stylish four-piece family bathroom and ground floor cloakroom with WC
- Modern fitted kitchen with generous storage and separate utility room
- Attached garage, off-street parking, and Phoenix Gas heating system
- Enclosed rear garden with patio, stone area, and mature shrubs
- Close to scenic coastal walks and offered with no onward chain

OPEN PLAN ENTRANCE HALL / DINING ROOM:

15' 4" x 9' 8" (4.67m x 2.95m)

Wooden entrance door, wooden flooring, double panelled radiator, low voltage lighting, coving, storage cupboard.

LOUNGE:

16' 2" x 13' 6" (4.93m x 4.11m)

Feature fireplace with gas inset fire, coving, double panelled radiator.

CLOAKROOM WC:

Push button WC, pedestal wash hand basin, wooden flooring, part tiled walls, extractor fan.

LIVING ROOM:

11' 6" x 11' 3" (3.51m x 3.43m)

Double glazed French doors to rear garden, double panelled radiator, coving.

KITCHEN WITH BREAKFAST AREA:

Modern range of fitted high and low level cupboards, roll edged worktops, one and a half bowl stainless steel sink unit with drainer and mixer taps, integrated fridge freezer and dishwasher, range cooker, tiled flooring and splashback, stainless steel extractor hood and splashback, double glazed door to rear garden, double panelled radiator, low voltage lighting.

UTILITY

7' 0" x 4' 9" (2.13m x 1.45m)

Fitted high and low level cupboards, roll edged worktops, stainless steel sink unit with drainer and mixer taps, washing machine, tiled flooring, tiled splashback, extractor fan.



BALCONY LANDING:

Low voltage lighting, boiler cupboard off housing gas boiler unit.

BEDROOM (1):

13' 6" x 11' 4" (4.11m x 3.45m)

Double panelled radiator, open plan to:

DRESSING AREA

8' 11" x 8' 10" (2.72m x 2.69m)

Single panelled radiator, frosted glazed door to:

ENSUITE SHOWER ROOM

Shower enclosure with Aqualisa shower unit, low flush WC, pedestal wash hand basin, tiled flooring, part tiled walls, extractor fan, single panelled radiator, low voltage lighting.

BEDROOM (2)

14' 8" x 12' 2" (4.47m x 3.71m)

At widest points. Single panelled radiator.

BEDROOM (3)

11' 7" x 11' 3" (3.53m x 3.43m)

Single panelled radiator.

BEDROOM (4)

9' 8" x 8' 3" (2.95m x 2.51m)

Single panelled radiator.

BATHROOM

Low flush WC, pedestal wash hand basin, panelled bath, shower enclosure with mains Aqualisa shower unit, tiled flooring, part tiled walls, single panelled radiator, extractor fan, low voltage lighting.

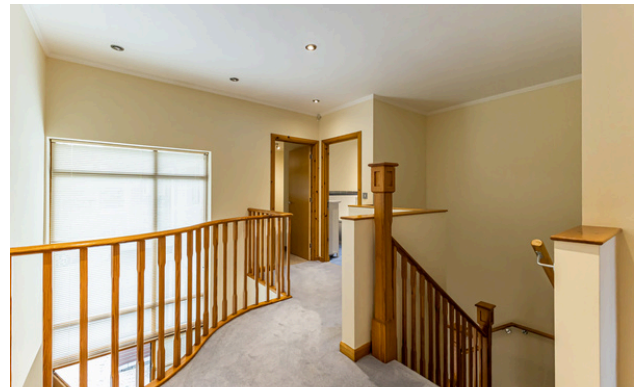
ATTACHED GARAGE

Up and over electric garage door, light and power

OUTSIDE

Off street parking to front.

Enclosed rear garden with paved patio areas, area in stones, mature well stocked bedding areas.



VIEWING

By appointment through agents

CAPITAL VALUE RATING ASSESSMENT: £330,000

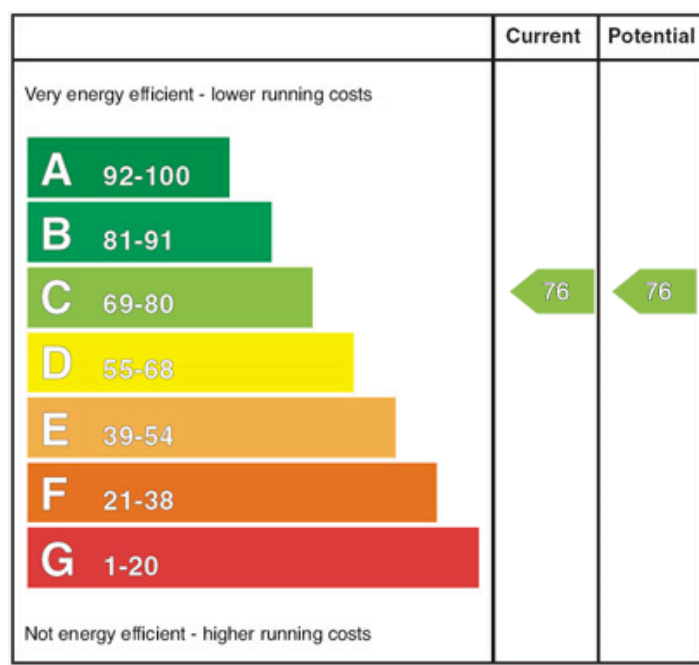
Rates for year end April 2026: £2874.96 approx

DIRECTIONS

From Maxwell Road turn in to Downshire Road, then take the second turn on the right in to Downshire Lane and No.4 is on the right.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>



Neill
ESTATE AGENTS

North Down & Holywood
98-100 Main Street
Bangor
Co Down
BT20 4AG
T: 028 91 270283

Newtownards
T: 028 9181 4511

Belfast
T: 028 9069 4144



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E: chat@neillestateagents.co.uk

W: www.neillestateagents.co.uk

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