

TEMPLETON
ROBINSON



37 Downshire Road,
BANGOR,
BT20 3RD

Offers Around
£625,000

Viewing by
appointment with
& through agent
028 90 424747





This handsome detached residence is situated in one of Bangor West's most prestigious locations, two minutes from the seafront and coastal path with views of Stricklands Glen and Carnalea golf course from various rooms. Well established and mature gardens provide the perfect backdrop for this home of distinction.

Of classic design the accommodation centres around a charming panelled reception hall with formal drawing and dining rooms complimented by a family snug and wonderful sun lounge. A well equipped kitchen incorporates a casual dining area and an adjacent utility area could be incorporated for those who want a larger live-in facility. The four bedrooms are serviced by a contemporary refitted shower room and second bathroom. A generous roofspace area could be converted to further

spectacular bedroom, playroom or office space. Built in the 1930's the property has been beautifully maintained both inside and out with many period features. Externally gardens surround the property with a selection of areas in which to relax including the summerhouse with decked approach and private paved patio. A greenhouse and double garage with store complete the outdoor facilities.

Bangor West has long been a residential address of choice with easy access to the town centre and Belfast by road and rail.

An imposing family home in a very sought after location.





- A charming period property close to sea and coastal walks
- Drawing room, dining room with gas fire, family snug and sun lounge
- Four well proportioned bedrooms
- Bathroom and separate shower room
- Extensively equipped kitchen with Aga range, Fisher Paykel American fridge freezer, Fisher Paykel stainless steel double drawer dishwasher
- Gas fired central heating and Upvc double glazed window frames, Alarm system
- Mature gardens with summerhouse, greenhouse and double garage
- Two minutes walk from the coastal path
- Prestigious residential setting
- A beautifully presented family home

Telephone 028 9042 4747
www.templetonrobinson.com

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Front door, terazzo tiled floor, oak vestibule door with leaded light panels.

RECEPTION HALL: Herringbone oak woodblock floor, oak panelled walls, plate rack, moulded cornice and frieze.

CLOAKROOM: White suite comprising vanity unit, low flush wc, solid oak flooring.

DRAWING ROOM: 19' 6" x 13' 6" (5.94m x 4.11m) Into side bays. Leaded light windows, cornice, hole in the wall fireplace with cast iron Aga wood burning stove, solid oak flooring.

DINING ROOM: 15' 6" x 15' 6" (4.72m x 4.72m) Into semi-circular bay. Tiled fireplace and hearth with mahogany mantle, gas fire, china press, cornice, leaded light windows, solid oak flooring.

FAMILY ROOM/STUDY: 11' 3" x 10' 0" (3.43m x 3.05m) Oak flooring, cornice, glazed door to:-

SUN LOUNGE: 15' 3" x 15' 6" (4.65m x 4.72m) Double glazed pvc oak door, two doors to garden and raised decked area.

KITCHEN/DINING: 17' 9" x 11' 6" (5.41m x 3.51m) One and a half bowl single drainer stainless steel sink unit with mixer tap and range of high and low level country style units, granite work surfaces. Gas fired Aga, Neff ceramic twin hob/fryer, integrated dishwasher, Fisher Paykel stainless steel American style fridge/freezer, Fisher Paykel stainless steel double drawer dishwasher, built-in AEG stainless steel microwave/multifunction oven, breakfast area, servants bell, large walk-in pantry, ceramic tiled floor.

UTILITY ROOM: 11' 6" x 11' 3" (3.51m x 3.43m) Belfast sink with range of high and low level oak units, plumbed for washing machine and piped for tumble dryer, part tiled walls, ceramic tiled floor.

SEPARATE WC: With boiler room and store with ceramic tiled floor.

Oak staircase to:-

First Floor

SPACIOUS LANDING: With views of the golf course and beyond to the sea.

BEDROOM (1): 16' 4" x 11' 0" (4.98m x 3.35m) Cornice ceiling, built-in single robe, sea views.

BEDROOM (2): 15' 0" x 11' 9" (4.57m x 3.58m) Cornice ceiling.

BEDROOM (3): 13' 9" x 11' 9" (4.19m x 3.58m) Built-in sliding wardrobe, cornice ceiling.

BEDROOM (4): 11' 0" x 8' 0" (3.35m x 2.44m) Cornice ceiling.

SHOWER ROOM: with dressing area fitted with built-in sliding mirror fronted robes. White suite comprising fully tiled shower cubicle with low flush wc, vanity unit, low voltage lighting, cornice ceiling, ceramic tiled floor.

BATHROOM: Coloured suite comprising panelled bath with telephone hand shower and mixer tap, fully tiled shower cubicle, vanity unit, pine strip ceiling, downlighting, walk-in hotpress with copper cylinder.

SEPARATE MATCHING LOW FLUSH WC

Retractable staircase to:-

ROOFSPACE: Floored, energy efficient spotlights and heating. Ideal for play area with access to eaves storage, spectacular sea views from dormer window.









Outside

DETACHED GARAGE: 33' 0" x 10' 9" (10.06m x 3.28m) Up and over door, service door, light and power.

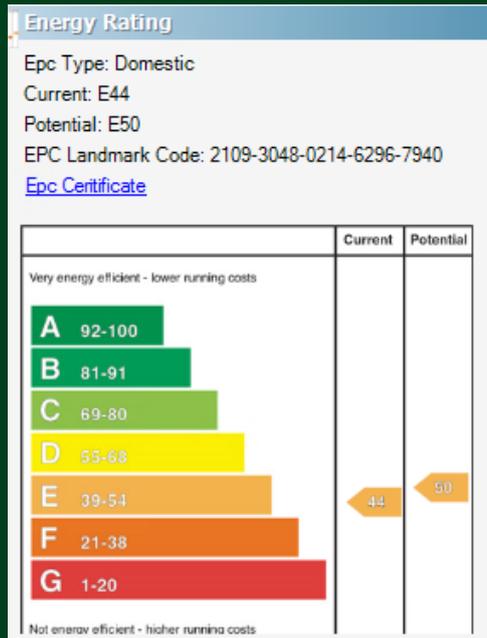
Double entrance gates to front, tarmac driveway with ample car parking. Mature gardens with hedging and ornamental paved patio, water feature, lighting, flowerbeds and shrubs.

Potting shed, greenhouse, decked area, ornamental paved patios.

SUMMER HOUSE: 9' 9" x 7' 6" (2.97m x 2.29m) Electric light and power.

Location:

Downshire Road is off Princetown Road, Bangor.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700

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