

77 PRINCETOWN ROAD,  
BANGOR, BT20 3TD



TEMPLETON  
ROBINSON



PRICE: OFFERS OVER £695,000

Dating back to circa 1890, 'Cooldara' is known as one of the best-preserved two-and-a-half storey stucco semi villas within this superb North Down location. The most attractive external elevation has a very grand roofline of barrel-roofed dormers, balustraded tops to porches and canted bays which is complemented by a most welcoming spacious interior which retains many of the original features including high cornice ceilings and sash windows.

The property itself enjoys extremely well proportioned living and bedroom accommodation and, most importantly, the outstanding sea views from the principal rooms across Bangor Marina, Belfast Lough with its ever changing nautical traffic and only a short stroll from Skipperstone Beach which is the new hub for sea swimming and paddle boarding.

Conveniently located to leading primary and senior schools, Bangor's town centre with its shops and well renowned restaurants and many recreational activities including Bangor Marina for the yachting enthusiast. Also within commuting distance to Belfast and beyond by road or public transport as the bus and railway halt at Bangor station is only a few minutes away making this an ideal opportunity to acquire this family home with this most appealing location.

Properties of this style and calibre rarely present themselves to the open market therefore a viewing is a must.





- Semi Detached Villa dating back to Circa 1890

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- Superb elevated position enjoying outstanding views over Bangor Marina, Belfast Lough and beyond
  - Many original features throughout
  - Drawing Room, Dining Room and Living Room
  - Butler's Pantry, Superb Kitchen with Casual Dining Area
  - Cloakroom on Ground Floor

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- Maid's Bedroom, Laundry Room and Bathroom with separate WC on First Floor Return
  - Two Bedrooms & Sitting Room on First Floor
  - Three Further Bedrooms and Luggage Room on 2nd Floor
  - Luxury Family Bathroom on First Floor
  - Zoned Oil Fired Central Heating

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- Sweeping Driveway leading to Detached Garage - ample parking for several cars
  - Enclosed Courtyard Ideal for Alfresco Dining
  - Well tended gardens in lawns and shrubs providing an array of colour, privacy and a sunny aspect
  - Prestigious Bangor West Location





THE PROPERTY COMPRISES:

## GROUND FLOOR

Double Doors to . . .

PORCH: 8' 2" x 7' 0" (2.49m x 2.13m) Original Terrazzo flooring. Glazed inner door to . . .

GRACIOUS ENTRANCE HALL: Understairs storage, cast iron Victorian style radiators.

LOUNGE: 17' 5" x 14' 1" (5.31m x 4.29m) (into bay). Marble fireplace with cast iron inset, slate hearth and open fire, cornice ceiling, picture rail.

DINING ROOM: 16' 0" x 10' 0" (4.88m x 3.05m) Fireplace with tiled hearth, picture rail.

DRAWING ROOM: 17' 6" x 13' 8" (5.33m x 4.17m) Marble, sandstone coloured fireplace with cast iron inset and slate hearth, cornice ceiling, picture rail.

CLOAKROOM: Marble topped hand painted wash stand, low flush wc, ceramic tiled floor, heated towel rail.

PANTRY KITCHEN: 10' 0" x 6' 9" (3.05m x 2.06m) Inframe handpainted units with marble worktop, Belfast sink unit with mixer tap, display shelving, space for tumble dryer, plumbed for washing machine, ceramic tiled floor, AEG oven and induction hob.

ENTERTAINMENT SIZED KITCHEN/DINING: 29' 8" x 14' 1" (9.04m x 4.29m) Handcrafted and painted solid wood kitchen with excellent range of high and low level units. Free standing extensive island unit with Carrara quartz worktop, French double sink, AEG dishwasher, matching Victorian larder. Oil fired Aga for cooking only, natural limestone flooring. Casual dining area, LED lighting. Double doors and further door to original courtyard.

## FIRST FLOOR RETURN

MAID'S BEDROOM: 13' 6" x 10' 5" (4.11m x 3.18m) Fireplace, picture rail.

LAUNDRY ROOM: 10' 3" x 8' 0" (3.12m x 2.44m) Built-in shelving.

BATHROOM: White bathroom suite comprising original cast iron panelled bath, fully tiled shower cubicle with thermostatic shower unit and rain shower head, ceramic tiled floor, wash hand basin, LED lighting.

SEPARATE WC: High flush wc, wash hand basin, towel rail, ceramic tiled floor.

## FIRST FLOOR

BATHROOM: Free standing ball and claw foot heritage bath, 'Arcade' low flush wc, 'Arcade' wash stand with nickel and glass shelving, double walk-in shower with telephone hand shower and rain shower head, engineered walnut flooring, Victorian style cast iron radiator, cornice ceiling, picture rail, extractor fan.

BEDROOM (2): 17' 1" x 13' 8" (5.21m x 4.17m) Fireplace, cornice ceiling, picture rail, uninterrupted lough views over Bangor Marina and beyond.

SITTING ROOM: 17' 6" x 14' 0" (5.33m x 4.27m) (into bay). Fireplace, cornice ceiling, picture rail, uninterrupted lough views

BEDROOM (3): 18' 0" x 10' 3" (5.49m x 3.12m) Fireplace. Lough views.

## SECOND FLOOR

BEDROOM (4): 17' 0" x 13' 7" (5.18m x 4.14m) Uninterrupted lough views over Bangor Marina and beyond.

LUGGAGE ROOM: 10' 0" x 9' 11" (3.05m x 3.02m)

BEDROOM (5): 13' 4" x 9' 11" (4.06m x 3.02m)

BEDROOM (6): 14' 10" x 12' 7" (4.52m x 3.84m) Cast iron fireplace, built-in shelving, uninterrupted lough views over Bangor Marina and beyond.













## OUTSIDE

Sweeping tarmac driveway leading to . . .

DETACHED GARAGE: 16' 6" x 10' 5" (5.03m x 3.18m)

Ample parking for several cars, outside hot and cold water tap.

Courtyard with:

OUTSIDE WC: High flush wc.

Front garden laid in lawns with sweeping driveway bordered with trees.

Rear garden laid in lawns and panoramic lough views over Bangor Marina.





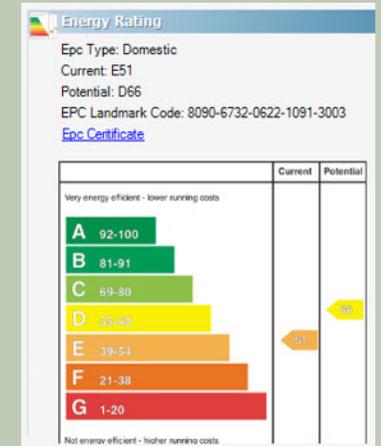
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