



25A Downshire Road offers the perfect balance of space and practicality for your modern family lifestyle. From the electric gates to your private driveway, to the double entrance doors, this house has obvious kerb appeal. Upon entering through the front doors, the cream ceramic floor tiles and high ceiling height enhance the sense of light and space throughout the hallway. To the left, the first reception room is generously sized and would make a wonderful family room, dining room or home office. To the right of the hall is the living room with the option of a feature fireplace, offering the space you need to unwind and relax, with double doors leading into the kitchen. The large open plan kitchen/living/dining room opens onto the landscaped back gardens. French and Bifold doors create brightness throughout, and the sleek, contemporary kitchen features state of the art Die Dietrich appliances, Bluetooth Sound system and underfloor heating.

On the ground floor, you'll also find a utility room and downstairs WC. On the first floor, you'll find two good sized bedrooms, complete with their own ensuite bathrooms. The master suite is also on this level, with views through the Juliet balcony over the garden towards Bangor Marina. This spacious suite comes with two separate dressing areas and a full sized bathroom with free standing bath tub - perfect for leisurely soaks. There are an additional two bedrooms on the second floor, plus a wonderfully large games room. The practical necessities have also been considered, with a generously proportioned shower room and plenty of eaves storage.

Offers Over
£595,000

25a Downshire Road,
BANGOR,
BT20 3TN

Viewing by
appointment
through agent
028 9042 4747



- Family Home over Three Floors circa 3400 sq ft
- Built & Finished to an Extremely High Specification
- Lounge, Dining Room, Entertainment Sized Kitchen / Living / Dining
- Ground Floor Cloaks / Utility Room
- Three First Floor Bedrooms - all with ensuite facilities
- Two Further Bedrooms, Shower Room & Games Room on Second Floor
- Close to award winning bistros, delicatessens, coffee shops and restaurants
- Minutes from sandy beaches, sailing clubs, open sea swimming and the coastal path
- Excellent Commuter links to Belfast and beyond, by train, bus and road

The Property Comprises:

Ground Floor

ENTRANCE HALL:

LOUNGE: 20' 4" x 11' 10" (6.2m x 3.61m)

DINING ROOM: 14' 6" x 12' 7" (4.42m x 3.84m)



KITCHEN / DINING AREA: 32' 7" x 15' 2" (9.93m x 4.62m)





UTILITY ROOM: 10' 8" x 5' 7" (3.25m x 1.7m)

FAMILY SITTING AREA: 18' 1" x 14' 10" (5.51m x 4.52m)



First Floor

LANDING: Hotpress.

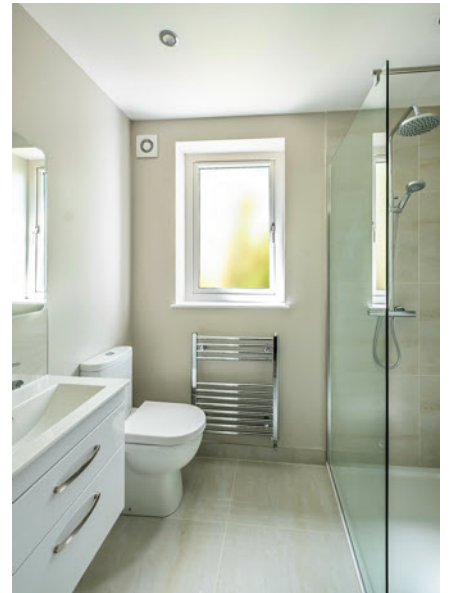
MASTER BEDROOM: 15' 2" x 15' 0" (4.62m x 4.57m)

DRESSING ROOM: 15' 2" x 7' 10" (4.62m x 2.39m)

ENSUITE SHOWER ROOM: 9' 3" x 9' 1" (2.82m x 2.77m)

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BEDROOM (2): 12' 10" x 11' 10" (3.91m x 3.61m)

WALK-IN WARDROBE: 7' 3" x 6' 3" (2.21m x 1.91m)

ENSUITE SHOWER ROOM: 7' 3" x 5' 3" (2.21m x 1.6m)

BEDROOM (3): 14' 9" x 12' 7" (4.5m x 3.84m)

ENSUITE SHOWER ROOM: 9' 9" x 5' 3" (2.97m x 1.6m)

Second Floor

BEDROOM (4): 12' 7" x 12' 3" (3.84m x 3.73m)

BEDROOM (5): 13' 6" x 12' 7" (4.11m x 3.84m)

SHOWER ROOM: 10' 4" x 7' 5" (3.15m x 2.26m)



GAMES ROOM: 15' 10" x 11' 10" (4.83m x 3.61m)

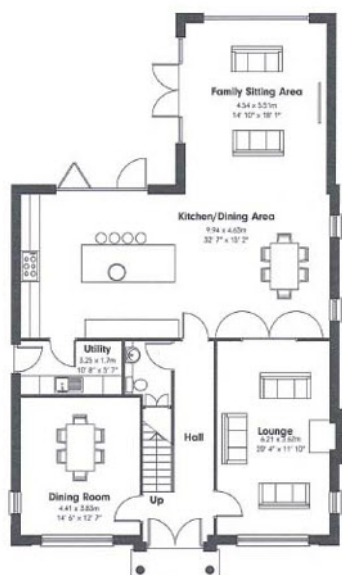


Location:

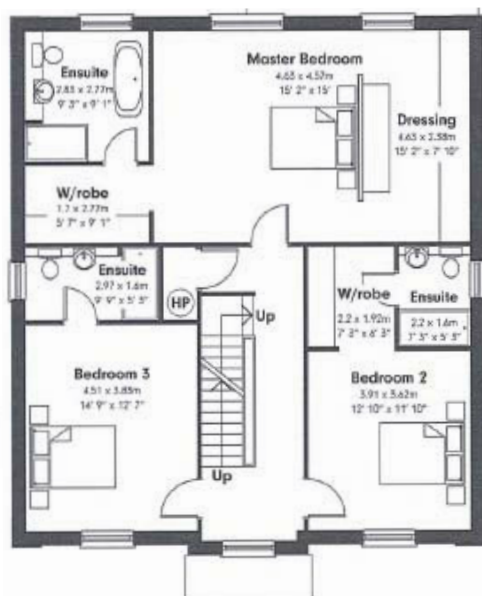
Travelling along the Maxwell Road, turn right into Downshire Road and property is on right hand side.

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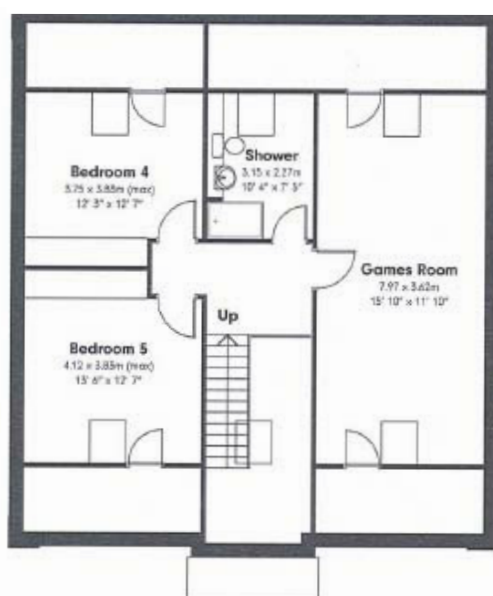
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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Energy Rating

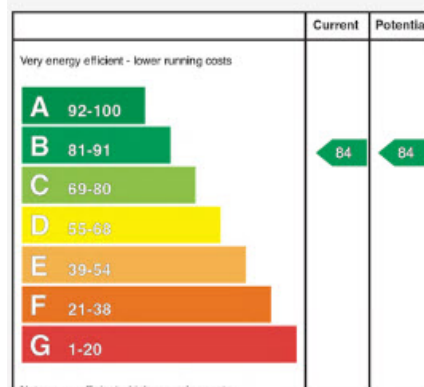
Epc Type: Domestic

Current: B84

Potential: B84

EPC Landmark Code: 0977-3902-0919-9491-8571

[Epc Certificate](#)



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