

6 MAXWELL PARK,  
BANGOR, BT20 3SH



TEMPLETON  
ROBINSON



PRICE: OFFERS OVER £825,000

Maxwell Park - one of the best kept secrets in Bangor and Number 6 Maxwell Park admired as one of the most beautiful Villas in the area. This Villa gives a new meaning to Location, Location, Location. No expense has been spared by the present owner in delivering a modern and contemporary family home - with nothing to do except move in and enjoy!

The accommodation is arranged over two floors. On the Ground Floor the superb Kitchen / Living / Study & Dining benefits from floor to ceiling windows stretching across this complete magnificent area which overlooks the superb private, sunny, south facing rear gardens. The emphasis is on natural light and entertaining space. Further accommodation on the Ground Floor includes - walk-in Pantry, Utility Room, & large Cloaks wc. On the First Floor there are four large Bedrooms including Principle Bedroom with Ensuite and dressing room and Family Bathroom. Outside is the further jewel in the crown with the magnificent rear Gardens and Patio - ideal for Al Fresco Dining and Entertaining. Outside there is a Sun Room and would make an ideal Home Office. To the front the property is approached via electric gates to private enclosed car parking.

All in all, whilst enjoying a private location this Residence is conveniently located for all leading North Down Schools and Bangor Train Halt; plus the leisure activities of Sailing and Golfing and many coastal walks all within easy reach. Properties of this calibre and style will generate a lot of interest and an early call to the Agent is highly recommended.





- Magnificent Detached Family Residence
- Idyllic and Private Maxwell Park Location, Location, Location!!
- Emphasis on Natural Light & Entertaining Space

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- Large Lounge with feature wall mounted Gas Fire
  - Kitchen / Living / Dining / Study with direct access to the garden
  - Walk-in Pantry, Utility, Wet Room & Cloaks WC
  - Four Large First Floor Bedrooms including Principle Bedroom with Ensuite & Large Dressing Area
  - Contemporary Family Bathroom with separate Shower Cubicle

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- Gas Heating (Underfloor on Ground Floor) / uPVC Double Glazed
  - Sun Room - Currently used as Gym & Music Room - ideal Home Office with light & power
  - South Facing Mature Private Rear Gardens Laid in Lawn and enjoying sunny aspect throughout the day
  - Extensive Patio Area - ideal for Al Fresco Dining and Entertaining
  - Secure Private Car Parking approached via Electric Gates to front

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- Fabulous Golf Clubs all within easy reach and namely Carnalea & Bangor Golf Club - only minutes away
  - Belfast Lough offers amazing Sailing and Boating opportunities & Bangor Marina only a stones throw away





THE PROPERTY COMPRISES:

## GROUND FLOOR

ENTRANCE HALL: Composite front door with 3 port hole windows, wood panelled walls, ceramic tiled floor. LED spotlights.

INNER HALLWAY: Ceramic tiled floor, half panelled walls. LED spotlights.

CLOAKS/WC: White suite comprising low flush wc, pedestal wash hand basin, ceramic tiled floor. LED spotlights.

LOUNGE: 13' 9" x 22' 4" (4.19m x 6.81m) Feature gas (bottled) wall-mounted fire, cornicing. LED lighting. Double doors to Kitchen/Living/Dining.

KITCHEN: 28' 6" x 22' 8" (8.69m x 6.91m) Excellent range of high and low level cashmere gloss units, White Quartz work tops, storage cupboards, ceramic tiled floor, LED spotlights. Large larder cupboard, broom cupboard, ceramic tiled floor, SMEG Oven, SMEG Microwave and plate warmer. Nordmende larder fridge and freezer, Smeg dishwasher. Quooker hot water tap, feature gold sink with full length width mirrored splash back.

Feature Centre Island - comprising complete range of low level drawers, Nordmende induction hob with extractor fan, double socket and USB's.

Breakfast bar for four to six people. LED lights, white Quartz worktop.

Kitchen / Living Area - Book shelves, space for wall mounted TV and separate sound bar.

LIVING/STUDY/DINING: 16' 6" x 11' 4" (5.03m x 3.45m)

PANTRY: Excellent range of low level units, worktop, storage cupboards, ceramic tiled floor, LED spotlighting.

UTILITY ROOM: 16' 0" x 7' 9" (4.88m x 2.36m) Full range of high and low level units, plumbed for washing machine, space for tumble dryer.

Stainless steel sink, cupboards.

WET ROOM: Open walk in shower, stainless steel sink unit with cupboard below. Part tiled walls, electric Triton shower. Door to rear.

## FIRST FLOOR

Wood panelled staircase.

LANDING: LED lights, linen cupboard, wood panelled walls.

PRINCIPAL BEDROOM: 24' 8" x 14' 9" (7.52m x 4.5m) Wood effect Herringbone flooring. Juliet balcony, built-in dressing table.

DRESSING AREA: Full range of built-in robes.

ENSUITE SHOWER ROOM: Contemporary shower room, double built-in shower cubicle, rain shower head and hand held shower, Somas low flush wc, twin wash stand with drawers below. Cosy Toes underfloor heating, extractor fan, heated towel rail, LED lighting, fully tiled walls.

BEDROOM (2): 25' 10" x 10' 4" (7.87m x 3.15m) Full range of robes, feature see-through bookcase, wood effect Herringbone flooring.

BEDROOM (3): 25' 0" x 12' 8" (7.62m x 3.86m) LED lighting.

BEDROOM (4): 9' 4" x 15' 7" (2.84m x 4.75m) LED lighting, dressing area.

BATHROOM: Contemporary white suite comprising free standing bath, mixer tap and telephone hand shower, RAK low flush wc, wash stand and drawers below, ceramic tiled floor, fully tiled shower cubicle with rain head shower and hand held shower, heated towel rail, extractor fan. Sensor mirror with light.











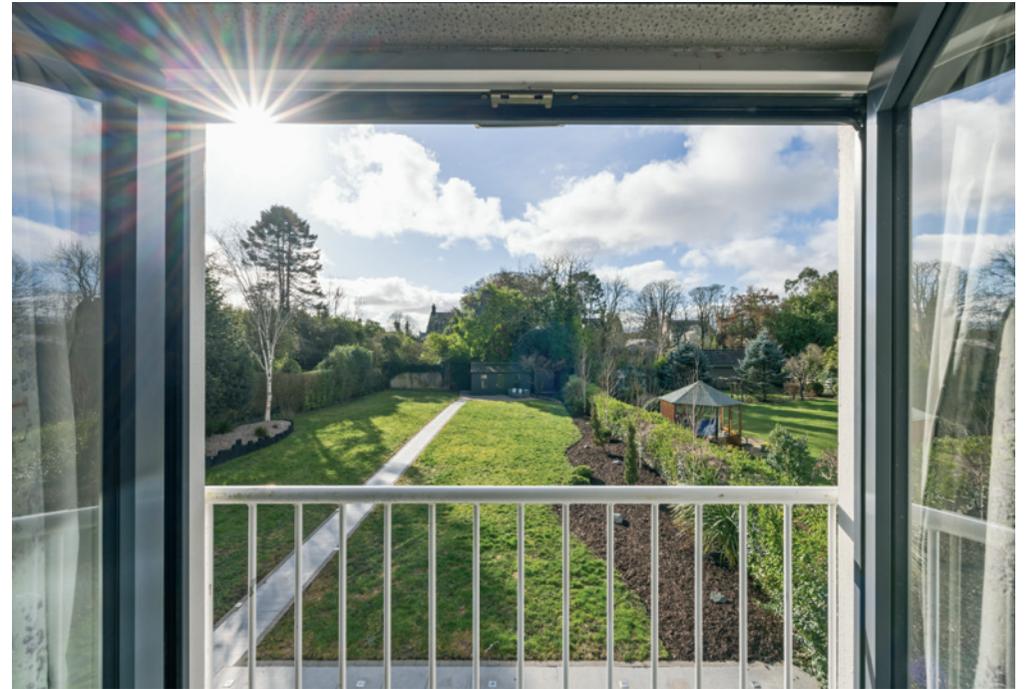
## OUTSIDE

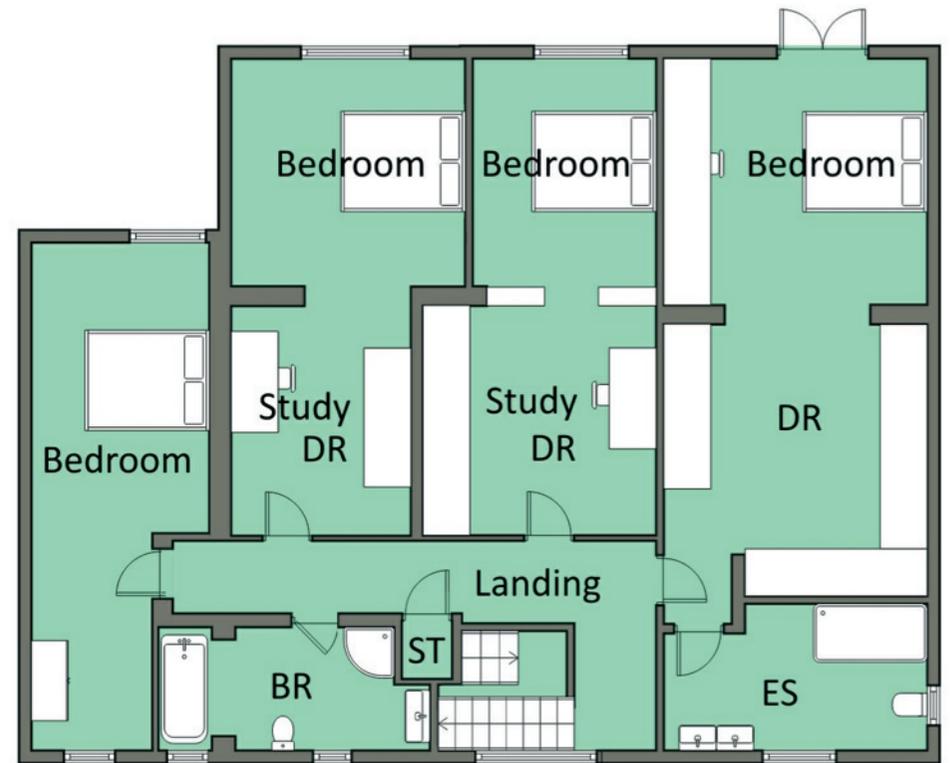
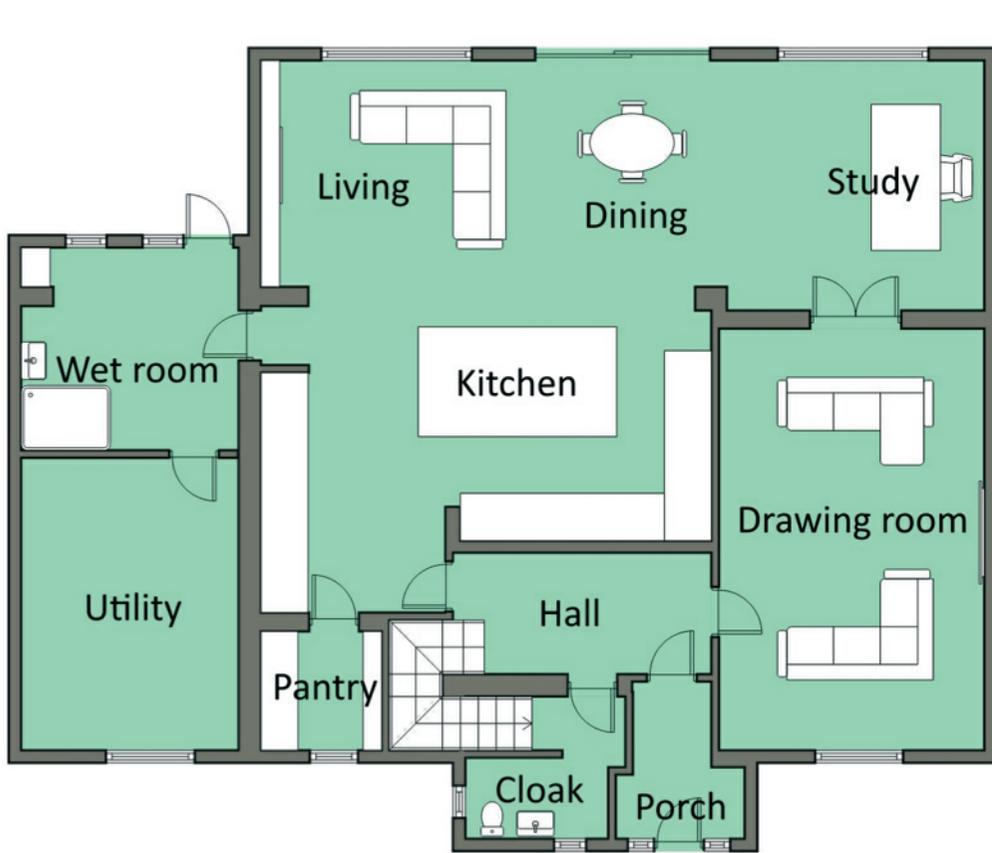
Electric gates leading to gravel forecourt to front with parking area for several cars, feature stone wall.

REAR GARDEN: Large patio area laid in brick paviours. South facing rear garden laid in lawn with centre path to Sun Room. Outside tap. Flowerbeds, mature trees.

SUN ROOM: 15' 0" x 8' 5" (4.57m x 2.57m) (approximately). Light and power, currently used as gym/music room.

GARDEN SHED:





**LOCATION:**

At Bryansburn roundabout turn left into Maxwell Road and Maxwell Park is first on the right hand side.

## Energy Rating

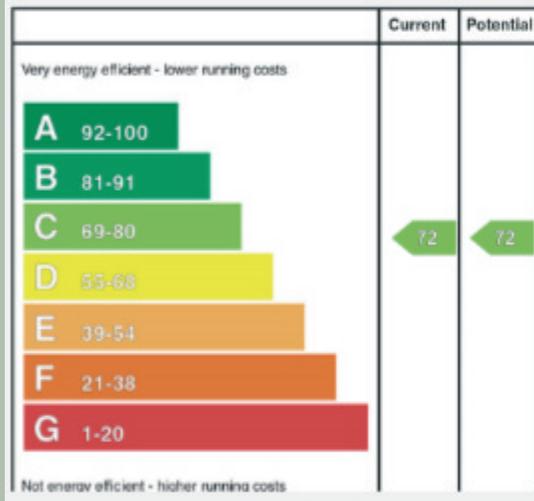
Epc Type: Domestic

Current: C72

Potential: C72

EPC Landmark Code: 8500-6365-0122-1326-3243

[Epc Certificate](#)



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Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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