

TEMPLETON  
ROBINSON



‘Piper Hill’  
27 Downshire Road  
Bangor  
BT20 3TN

Offers Around  
£525,000

Viewing by  
appointment with  
& through agent  
028 9042 4747





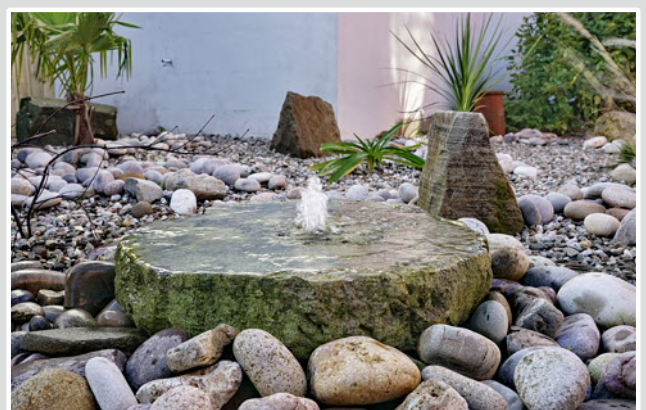




Dating circa 1900, this handsome detached villa is located in the heart of what is considered Bangor's most sought after area, only a short distance from the town centre and road & rail links to Belfast city.

The property will no doubt appeal to the family in particular who will appreciate the spacious accommodation, while those looking for something with character typical of the period won't be disappointed.

Offering panoramic views from the upper floors, the property occupies a generous, level site once again lending itself to those with families. As such, viewing this fine property is highly recommended to fully appreciate all that is on offer.







- Handsome Period Villa dating circa 1900
  - Drawing Room, Dining & Family Room
    - Modern Handcrafted & Painted Wooden Kitchen with Breakfast area
- 5 Well Proportioned Bedrooms - one with Ensuite Shower Room and one with Ensuite Bathroom
  - First Floor Bathroom with white suite





- Suite on 2nd Floor with Kitchen, Lounge Area, Bedroom, Shower Room and Roof Terrace
  - Abundance of character features
- Integral Garage / Phoenix heating fully zoned & pressurised hot water
  - Generous level site with panoramic views from upper levels
  - Much sought after and highly regarded location



## The Property Comprises:

Entrance

Entrance porch with quarry tile flooring.

Ground Floor

INNER PORCH: Quarry tile flooring.

RECEPTION HALL: Herringbone oak wood block flooring, painted fireplace with tiled inset and hearth, panelled walls and plate rack, corniced ceiling, storage cupboard understairs.







DRAWING ROOM: 23' 1" x 11' 10" (7.04m x 3.61m) (At widest points) - Multi fuel burning stove, picture rail, corniced ceiling, exposed and treated wood flooring.







DINING ROOM: 15' 9" x 13' 8" (4.8m x 4.17m) Polished carved mahogany fireplace with tiled inset and hearth, picture rail, corniced ceiling.







KITCHEN WITH BREAKFAST AREA : 24' 11" x 12' 0" (7.59m x 3.66m) Handcrafted and painted wooden kitchen with excellent range of high and low level units, solid wood worktops, stainless steel sink unit with mixer tap, Tweeny waste disposal unit, integrated dishwasher, double oven, feature housing for American style fridge / freezer, breakfast bar with adjoining preparation area with 5 ring gas hob and shelving below, vegetable baskets, extractor fan and canopy, ceramic tiled floor, LED lighting. Bi-folding doors to landscaped pebbled patio area.









FAMILY ROOM: 13' 9" x 11' 7" (4.19m x 3.53m) Hole in wall fireplace with ceramic tiled hearth, low voltage spotlighting, walnut wood flooring. Double doors to patio.



UTILITY ROOM / LAUNDRY: Pedestal wash hand basin, low flush wc, vinyl flooring, plumbed for washing machine, space for tumble dryer.

Oak staircase to . . .

First Floor - LANDING: Feature stained leaded glass window.







MASTER BEDROOM: 17' 11" x 16' 9" (5.46m x 5.11m) (Into square bay) - Polished mahogany fire surround and tiled inset, wash hand basin, picture rail, corniced ceiling, exposed and treated wood flooring. French doors to enclosed balcony.

ENSUITE SHOWER ROOM: Comprising corner shower cubicle, Mira shower unit, low voltage spotlighting.





BEDROOM (2): 16' 2" x 14' 4" (4.93m x 4.37m) Corniced ceiling, original cast iron fireplace with tiled hearth, solid wood flooring.

ENSUITE BATHROOM: Comprising panelled bath, thermostatic shower unit, pedestal wash hand basin, low flush wc, feature stained glass window.



BEDROOM (3): 14' 7" x 13' 11" (4.44m x 4.24m) Polished mahogany fire surround with tiled inset, picture rail, corniced ceiling, exposed and treated wood flooring. Sea views from side window.







BEDROOM (4): 13' 9" x 11' 8" (4.19m x 3.56m) Built-in robe, exposed and treated wood flooring, picture rail.







BEDROOM (5) / STUDY: 12' 2" x 10' 9" (3.71m x 3.28m) Picture rail, corniced ceiling.

BATHROOM: White suite comprising panelled bath, original wash hand basin, half pine tongue and groove walls.

SEPARATE WC: High flush wc.

LANDING: Walk-in cupboard; gas fired boiler. Access to Suite on Second Floor.





## Second Floor

LIVING AREA: Access to . . .

DECKED ROOF TERRACE. 17' 5" x 11' 9" (5.31m x 3.58m)

SHOWER ROOM: Fully tiled shower cubicle, thermostatic shower unit, wash hand basin, low flush wc, tiled flooring, excellent storage into eaves.

BEDROOM: 17' 9" x 13' 6" (5.41m x 4.11m) Excellent Lough views.

KITCHEN: 10' 9" x 6' 2" (3.28m x 1.88m) Range of units, stainless steel sink unit with mixer taps, ceramic hob and under oven, part tiled walls.









## Outside

Tarmac driveway with parking to front and side.

INTEGRAL GARAGE: Roller shutter door. Adjoining Workshop.

Gardens to rear laid in lawns with mature trees, fruit trees, shrubberies.

Landscaped patio areas in pebbles, BBQ area and water feature.

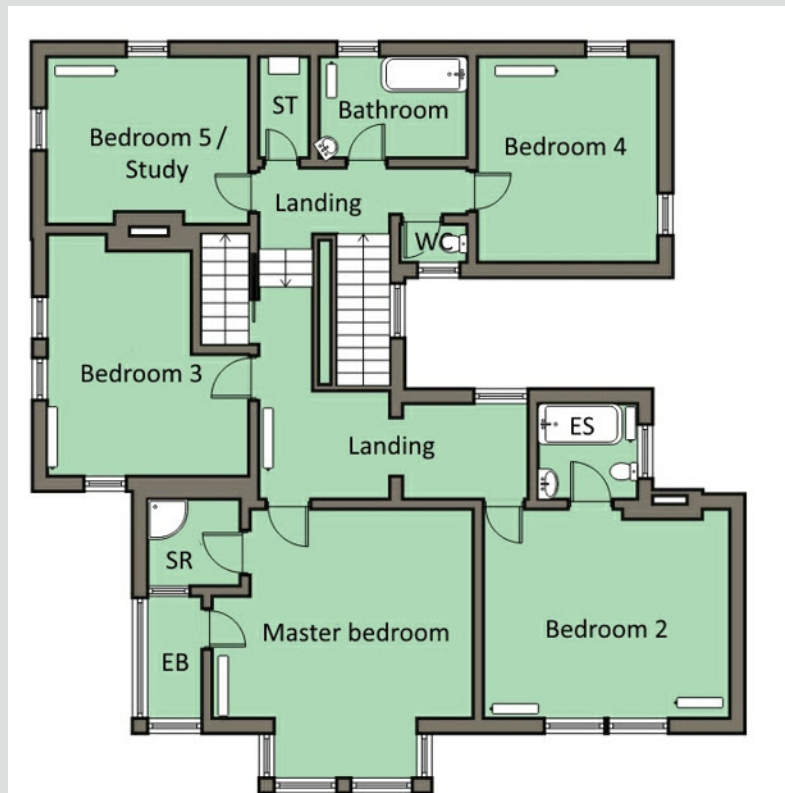
Outside lights and tap.





# Floor Plans

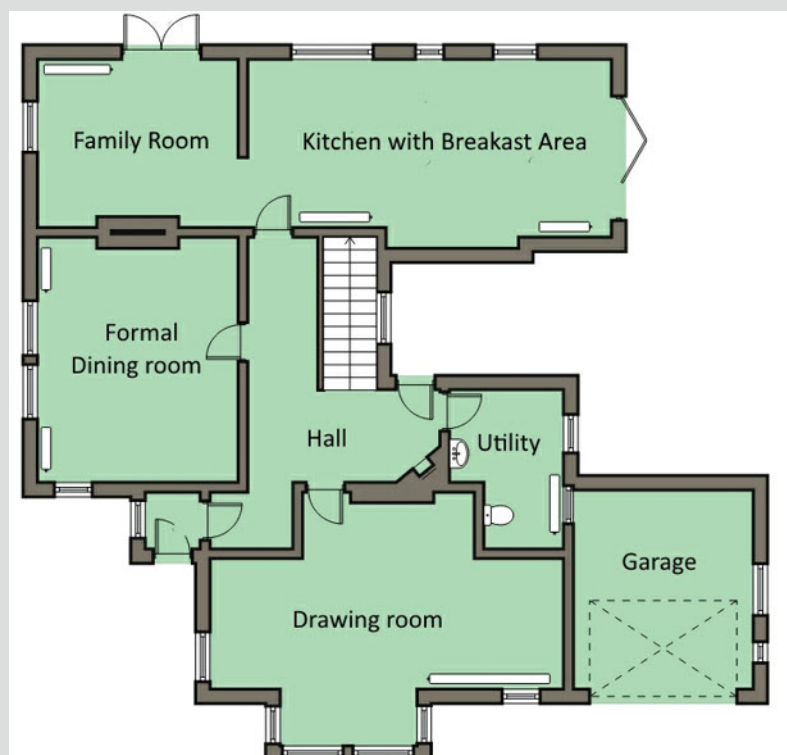
## First Floor



## Second Floor



## Ground Floor







Location:

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

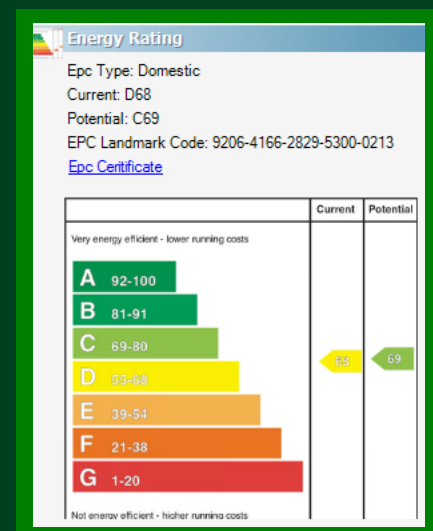
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