



Clifton Terrace is a delightful row of stone and brick built Grade B1 Listed homes dating back to circa 1850. They enjoy stunning panoramic views across Bangor Bay and beyond with its ever changing nautical traffic.

This particularly fine example has been priced to allow for complete modernisation yet it currently retains the warmth and character associated with properties of this era. Particularly pleasing are the original window shutters, lovely cornicing and marble fireplace in the drawing room. The accommodation is bright, spacious and adaptable and although it currently provides three bedrooms and a study area. Other notable features are a large kitchen with casual dining and access to the enclosed courtyard and with parking to the front and garden to the rear, this superb home should have wide appeal.

Rarely do these charming coastal properties come on to the open market so we would therefore recommend viewing at the earliest opportunity.

Offers Around  
£395,000

102 Seacliff Road,  
Bangor,  
BT20 5EZ

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Viewing by  
appointment  
through agent  
028 9042 4747

- Grade B1 Listed Stone Terrace with Fabulous Views over Belfast Lough & Beyond
- Priced to Allow for Modernisation
- Drawing Room with Original Marble Fireplace
- Dining Room with Doors to Kitchen with Breakfast Area
- Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms / Study Area
- White Bathroom Suite with Separate WC
- Fully floored roofspace
- Oil fired central heating / Sliding Sash Windows
- Courtyard with Access to Utility/ Boiler Room
- Parking Area to Front with Access via Victoria Road, car parking at the rear for several cars or Garage space (subject to obtaining Planning Permission)
- Front & Rear Garden in Lawns
- Superb & Convenient Location
- Please Note - The Executor is also a Partner / Director at Templeton Robinson.



The Property Comprises:

Ground Floor

Hard wood front door to...

ENTRANCE PORCH: Original tiled floor. Glazed and hardwood inner door with matching side panels.

ENTRANCE HALL: Understairs storage cupboard.

CLOAKROOM/CLOAKS Low flush WC, wash hand basin.

DRAWING ROOM: 23' 0" x 15' 0" (7.01m x 4.57m) Into bay. Original sliding sash windows, shutters, cornice ceiling, ceiling rose, marble fireplace with tiled hearth, dog grate and canopy open fire, feature floor to ceiling window to rear with shutters. Superb Lough views.



DINING ROOM: 19' 11" x 12' 0" (6.07m x 3.66m) Sliding sash window with original shutters, cornice ceiling. Superb Lough views. Door to:

KITCHEN WITH BREAKFAST AREA : 17' 11" x 10' 0" (5.46m x 3.05m) Fully fitted kitchen with range of high and low level units, laminate work surface, double stainless steel sink unit with mixer tap and drainer, integrated fridge, Stoves 5 ring hob, NEFF extractor fan and canopy, Bosch double oven with microwave, French doors to enclosed courtyard.



First Floor Return

BATHROOM: White bathroom suite comprises shower bath with mixer taps, thermostatic shower unit, pedestal wash hand basin, part tiled walls.

SEPARATE WC: Low flush WC.

HOTPRESS: Built in shelving, copper cylinder, Willis type Immersion Heater.



First Floor

STUDY AREA: 19' 8" x 19' 8" (6m x 6m) Lough views. Access to roofspace.



BEDROOM (1): 19' 0" x 11' 11" (5.79m x 3.63m) Window shutters to front & rear. Lough views.



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BEDROOM (3): 15' 0" x 6' 0" (4.57m x 1.83m)

BEDROOM (2): 12' 0" x 16' 0" (3.66m x 4.88m) Into bay. Built in robes with sliding mirrored doors. Lough views.



Outside

ENCLOSED COURTYARD

Boiler house.

LAUNDRY ROOM Plumbed for washing machine.

Parking space to front and parking for several vehicles to the rear or garage space (subject to obtaining Planning Permission). Oil tank. Patio to side. Garden in lawns ideal for dining al fresco. Raised garden to rear laid in lawn.



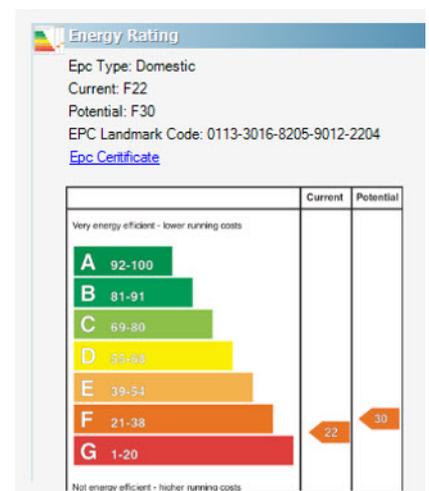
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Location:

From Bangor Marina continue coastal road round past the pier and "Long Hole". Property is on right hand side.



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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