



PRICED TO ALLOW FOR MODERNISATION

It gives us great pleasure to bring to market this superb family residence in a most sought-after idyllic setting. The property itself has been priced to allow for modernisation where the new owners will be able to remodel and design a home for their own individual needs. The property allows for maximum living and social space, coupled with an excellent outside expanse.

The accommodation is primarily arranged over two floors. On the Ground Floor comprising mainly of the Kitchen, Lounge, Family / Snug Room and Dining Room. There is a further Reception Room with its own Cloaks WC and would make a perfect Studio / Teenagers Annex etc. On the First Floor, there are four Bedrooms available. This could be remodelled to allow for 3 to 4 Bedrooms including Principal Bedroom with Ensuite and Family Bathroom. Outside there is ample parking on the spacious grounds and a garden which is currently in astro turf – the outside space is basically a blank canvas awaiting inspiration for a lovely garden. Situated on a corner site at Moira Drive and Broadway overlooking Bangor Golf Club, Ward Park and only a short stroll into Bangor town centre itself. It's also convenient to all leading schools and commuting to Belfast and beyond and we strongly recommend early viewing to understand the opportunity that awaits!

Offers Around
£375,000

64 Broadway,
Bangor,
BT20 4RG

Viewing by
appointment
through agent
028 9042 4747



- Superb Family Residence in a most sought-after Idyllic setting
- Priced to allow for Modernisation
- Entrance Hall with various Washrooms & Cloakroom WC's
- 3 to 4 Reception Rooms – including Lounge, Family / Snug Room, Dining Room and Kitchen
- Reception Room (4) – would make ideal Studio / Teenagers Annex with Cloaks WC
- First Floor – potential for 3 to 4 Bedrooms with remodelling for Principal Bedroom with Ensuite and Family Bathroom
- Double Glazed Windows / Oil Fired Central Heating
- Outside – Currently configured for ample Parking on the spacious Grounds and Garden laid in Astro Turf
- The Outside Space / Expanse – basically a blank canvas awaiting Landscaping inspiration to create a Private Garden for Relaxing and Entertaining
- Popular and Sought After Bangor Location overlooking Bangor Golf Club and Ward Park
- Belfast Lough offers fantastic Regattas for the Yachtie with both Royal Ulster and Ballyholme Yacht Clubs including Bangor Marina situated on the shores of Bangor City
- Early Viewing Highly Recommended to understand the opportunity that awaits

The Property Comprises:

Ground Floor

Hardwood front door.

ENTRANCE PORCH: Original Terrazzo flooring.



ENTRANCE HALL: Original Terrazzo flooring.



LOUNGE: 18' 2" x 13' 2" (5.54m x 4.01m) (into bay) Cornice ceiling, laminate wood flooring, sink unit, mixer taps, built-in cupboards.



DINING ROOM: 24' 9" x 18' 9" (7.54m x 5.72m) (into bay) Sink unit, mixer taps, cornice ceiling.



FAMILY ROOM/SNUG: 17' 9" x 12' 0" (5.41m x 3.66m) Leading to . . .



STUDIO/STUDY/GYM/ANNEX: 28' 2" x 17' 4" (8.59m x 5.28m) Double doors to front garden.



SEPARATE CLOAKROOM: Low flush wc, wash hand basin, uPVC door to outside. Oil fired boiler.

KITCHEN: 19' 2" x 11' 3" (5.84m x 3.43m) Fully fitted kitchen with range of units, 1.5 bowl single drainer stainless steel sink unit, mixer taps, electric cooker point, space for fridge freezer, plumbed for dishwasher. Casual dining area.



UTILITY ROOM: Belfast sink unit, plumbed for washing machine, Terrazzo flooring, door to outside.

CLOAKROOM:

TOILET CUBICLE: 2 Wash hand basins, 3 low flush wc, extractor fan.



DISABLED TOILET: Low flush wc, pedestal wash hand basin. Hotpress, built-in storage.

BEDROOM (1): 20' 6" x 14' 8" (6.25m x 4.47m) Sink unit.

BEDROOM (2): 12' 11" x 12' 8" (3.94m x 3.86m) Sink unit, leading to . .

BEDROOM (3): 15' 1" x 13' 0" (4.6m x 3.96m) Door to fire escape.

BEDROOM (4): 6' 4" x 15' 3" (1.93m x 4.65m) Currently used as a study.





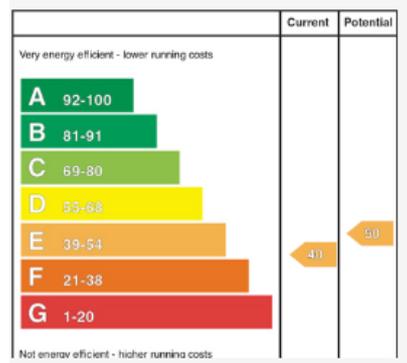
Location:

Broadway runs from Donaghadee Road to Fairfield Road past Bangor Golf Club. No 64 is on the right hand side & on the corner of Moira Drive and before Ward Park.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: E40
 Potential: E50
 EPC Landmark Code: 0374-3932-3209-7637-0200
[Epc Certificate](#)



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