

**RODGERS  
&  
BROWNE**

10 Mount Pleasant, Bangor Marina

Bangor, BT20 3TB

*offers around £475,000*



### THE AGENT'S PERSPECTIVE...

"Located on an elevated site, this magnificent turn-of-the-century townhouse enjoys the most superb views over the marina, Belfast Lough and out to the Irish Sea. It also has the advantage of convenience being within easy walking distance of the town centre, shops and restaurants.

From the outside there is little sign of the stunning transformation that has been undertaken to provide a bright, modern environment inside – including five bedrooms all of which are en suite! In addition, there is a superb solid oak kitchen with polished granite worktops and separate, small utility space.

There are views from most rooms, the balcony to the side and terrace / barbecue area to the rear.

A delightful and spacious home which would be a delight to own".



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**





View from front door



Drawing room



Front patio



Entrance hall



Stunning views

### THE FACTS YOU NEED TO KNOW...

Five bedrooms - all with ensuite (or four plus home office)

Spacious living/dining room

Fabulous views over Bangor Marina and out to Irish Sea

Beautiful, modern interior

Solid oak kitchen with polished granite worktops

Front garden, balcony and sun terrace/ barbeque area to rear

Stunning ensuite facilities including master bedroom with walk in 'wet' area, twin gold glass sinks and infrared sauna

Gas fired central heating - underfloor heating to ground floor

Central Bangor location - walk into town shops, restaurants and Marina

Two car parking spaces

Lovely combination of period elegance and modern practical facilities





Drawing room with views over Marina



Feature multifuel stove



Drawing room



Dining area

## The Property Comprises...

### GROUND FLOOR

Solid panelled front door with glazed fan light.

### ENTRANCE PORCH

Tiled floor, glazed inner door.

### ENTRANCE HALL

Cornice ceiling and corbels.

### DRAWING ROOM AND DINING AREA

29' 9" x 13' 0" (into bay window) (9.07m x 3.96m)

Superb views over Bangor Marina and Irish Sea. Multifuel stove in tiled recess.

Cloakroom space under stairs. Sliding stained glass panel to:

### KITCHEN AND BREAKFAST AREA

18' 0" x 13' 0" (at widest points) (5.49m x 3.96m)

Extensive range of solid oak high and low level cupboards, aluminium handles, polished granite worktops, large central island with inset, twin enamel sinks and feature mixer taps, wine rack, large format tiled floor and matching small format wall tiles, polished granite breakfast bar in double glazed 'conservatory' style area, plumbed for dishwasher, Belling range cooker, matching cooker hood/extractor. Oak door to balcony and barbeque area.

### UTILITY ROOM

6' 3" x 4' 3" (1.91m x 1.3m)

Plumbed for washing machine, large format tiled floor. Baxi gas fired central heating boiler. Bifold door to:

### CLOAKROOM

Low flush wc, half tiled walls, large format tiled floor, feature bronze glass wash hand basin with mixer tap, extractor.





Fabulous view over Marina



Oak kitchen with polished granite worktops



Kitchen and breakfast area



Cloakroom

#### First Floor

##### BEDROOM (1)

18' 0" x 17' 3" (into bay window) (5.49m x 5.26m)  
Superb views over Bangor Marina to Irish Sea.

##### STUNNING ENSUITE SHOWER ROOM

11' 3" x 12' 0" (3.43m x 3.66m)  
Large fully tiled 'wet' shower, telephone hand shower, large oversize drench shower, double glazed 'crackled glass' shower panel, chrome radiator towel rail, low flush wc, large format bronze tiled floor, fully tiled walls, recessed lighting, feature gold glass 'his and her' wash hand basins, infrared sauna, vertical radiator.

#### First Floor Return

##### BEDROOM (5) OR OFFICE

12' 9" x 10' 6" (3.89m x 3.2m)  
Double, double glazed doors to balcony with sea views.

##### CLOAKS

Low flush wc, wash hand basin, fully tiled floor, access to deck and barbeque area with external staircase down to kitchen.

#### Second Floor

##### BEDROOM (2)

18' 0" x 17' 3" (into bay window) (5.49m x 5.26m)  
Superb views over Bangor Marina to Irish Sea. Built in wardrobes, built in cupboards.

##### ENSUITE SHOWER ROOM

Frosted glass door to: shower, telephone hand shower and drench, recessed lighting, large format ceramic tiled floor, floating vanity unit with circular glass wash hand basin and mixer tap, low flush wc, fully tiled walls, chrome heated towel rail. Ensuite also to:

##### BEDROOM (3)

12' 3" x 12' 0" (3.73m x 3.66m)  
Superb views towards Whitehead and Irish Sea.





Master bedroom



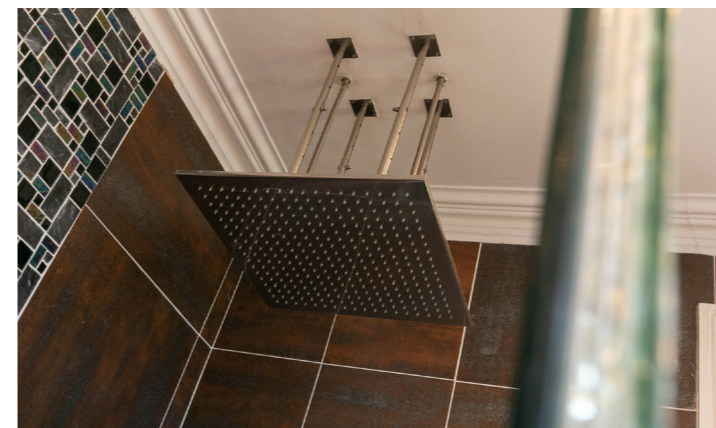
Master bedroom - view from bay window



Feature crackled glass shower panel and gold sink



Fabulous Master Ensuite



Huge 'drench' shower

#### Second Floor Return

#### BEDROOM (4)

10' 3" x 9' 6" (3.12m x 2.9m) Double glazed velux window.

#### ENSUITE SHOWER ROOM

8' 0" x 6' 3" (2.44m x 1.91m)

Feature gold glass vanity unit wash hand basin, low flush wc, fully tiled walls, tiled floor, chrome heated towel rail, recessed lighting, extractor fan, fully tiled shower cubicle with telephone hand shower and drench shower.

#### Outside

Screened first floor balcony/sun deck/barbeque area with superb views of Irish Sea. Staircase down to kitchen.

Steps down to front garden in lawns to old stone wall.

Tarmac parking space for two cars. Patio to front with superb views.





Bedroom two



Bedroom four



Bedroom four en suite



Screened first floor balcony / sun deck / BBQ area



View from balcony



Bangor Marina

## Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rogersandbrowne.co.uk](http://rogersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	57	59
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

### TENURE

TBC.

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2018/2019 is c. £1921.00

### VIEWING

By appointment with **RODGERS & BROWNE**.

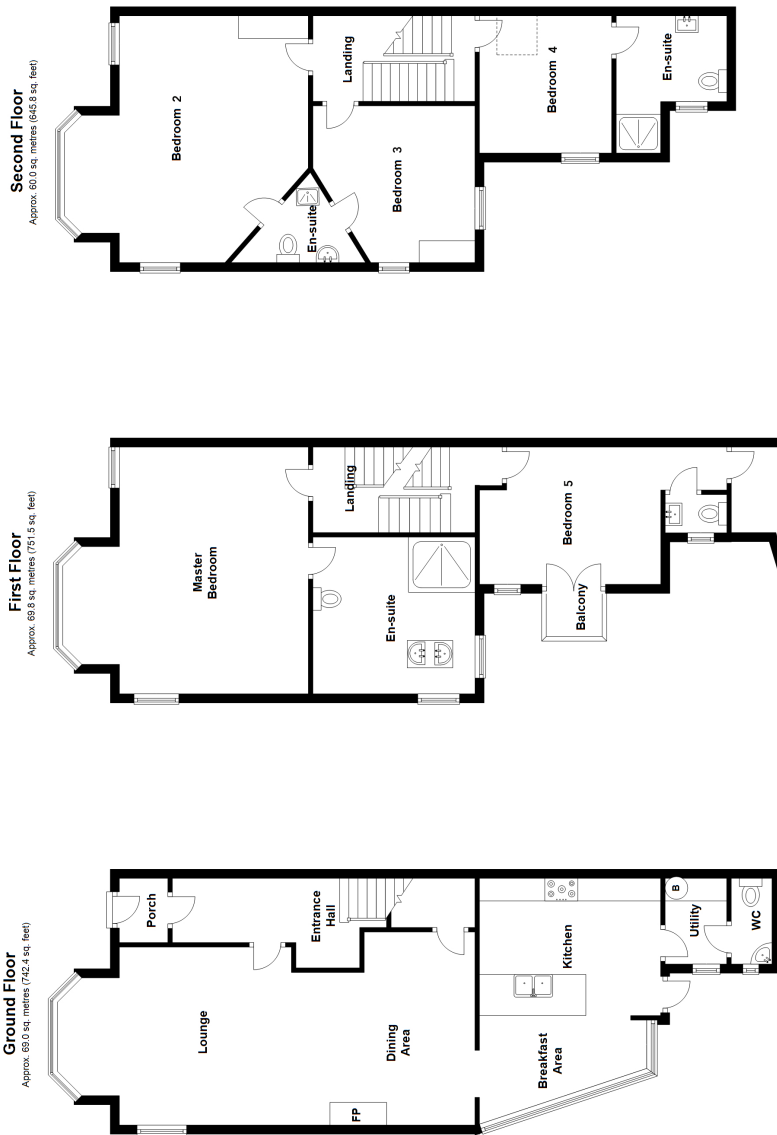


# Location

At the mini roundabout at the bottom of Bryansburn Rd, turn left onto Princetown Avenue, then turn fourth right onto Tennyson Avenue. Mount Pleasant is on the right overlooking the marina.

**Video:** [https://www.youtube.com/watch?v=R\\_DqVla-Nts&feature=youtu.be](https://www.youtube.com/watch?v=R_DqVla-Nts&feature=youtu.be)

# Floor plan



Total area: approx. 198.8 sq. metres (2139.7 sq. feet)  
For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

10 Mount Pleasant, Bangor



Sales  
Lettings  
Property Management



76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rogersandbrowne.co.uk  
rogersandbrowne.co.uk



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