

TEMPLETON
ROBINSON



Enjoying a delightful situation in one of the most sought after positions on the west side of Bangor, this most impressive detached residence is one of the finest properties in Bangor West. In recent times the house has been upgraded without detracting in any way from the charm of the original architecture. Cleverly designed so that all the main reception rooms, and the majority of bedrooms, can enjoy the south-facing aspect to the rear, there is a warmth to the interior generated by the delightful presentation with emphasis on light colours and large windows for brightness.

With the convenience of commuting to Belfast either by road or via the nearby Bangor West rail station, the area provides convenience to essential amenities, including local shops, schools for all ages and denominations as well as the additional attraction of its close proximity to the coastal walk, recreational and sporting facilities.

Properties in this locality are always in demand so early viewing is a must to avoid disappointment.

Offers Around
£625,000

29 Downshire Road,
BANGOR,
BT20 3TN

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Family Home on a Level Site
- Excellent Standard of Decor Throughout
- Drawing Room, Dining Room & Garden Room
- Entertainment Sized Luxury Kitchen / Living & Dining Room
- Ground Floor Cloaks with Low Flush Suite
- Four Well Proportioned Bedrooms, Master with Ensuite Shower Room & Dressing Room
- Study or Bedroom 5
- Family Bathroom
- Double Glazed Windows
- Phoenix Gas Heating
- Integral Double Garage with Separate Utility Room & Cloaks with Low Flush Suite

The Property Comprises:

Entrance

ENTRANCE PORCH: Covered Entrance Porch.

Ground Floor

ENTRANCE HALL: Wood block flooring, cornice ceiling.



CLOAKROOM WC: Wash hand basin, low flush wc, wood block flooring.

SEPARATE CLOAKROOM:

DINING ROOM: 16' 5" x 13' 2" (5m x 4.01m) (Into bay) - Window seating, cornice ceiling.



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DRAWING ROOM: 21' 6" x 13' 6" (6.55m x 4.11m) Minster Stone fireplace, dog grate gas fire, wood block flooring, cornice ceiling.



Double doors to . . .

GARDEN ROOM: 14' 9" x 12' 9" (4.5m x 3.89m) Ceramic tiled floor. Double doors to garden.



KITCHEN / LIVING / DINING: 24' 8" x 16' 3" (7.52m x 4.95m) Hand crafted cream kitchen with excellent range of high and low level units, granite work surfaces, Belfast twin sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, pull out bin organiser, housing for Smeg Range, island with solid wood and granite worktop, vegetable drawers, circular solid oak dining table, part tiled walls, ceramic tiled floor.



First Floor

LANDING: Hotpress with built-in shelving, copper cylinder.

Access to roofspace.

MASTER BEDROOM: 17' 6" x 13' 2" (5.33m x 4.01m) Double doors to Juliette balcony.

ENSUITE SHOWER ROOM: Separate shower cubicle with shower unit, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, extractor fan, heated towel rail, spotlighting.

WALK-IN DRESSING ROOM: Range of robes.



BEDROOM (2): 13' 6" x 12' 2" (4.11m x 3.71m)

BEDROOM (3): 13' 6" x 11' 2" (4.11m x 3.4m) Alcove for robes.

BEDROOM (4): 12' 2" x 11' 0" (3.71m x 3.35m) Built-in robes and cupboards.

STUDY OR BEDROOM 5: 11' 8" x 7' 5" (3.56m x 2.26m) Display shelving.

BATHROOM: White bathroom suite comprising tiled bath with mixer tap, separate fully tiled shower cubicle with Aqualisa shower unit, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, spotlighting.

SEPARATE WC: Low flush wc, ceramic tiled floor, fully tiled walls.

LUGGAGE ROOM: Built-in shelving.



Outside

ATTACHED DOUBLE GARAGE: Twin electric roller shutter doors. Worcester gas fired boiler.

SEPARATE UTILITY TO REAR OF GARAGE: Further range of units, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, ceramic tiled floor. uPVC door to garden.

CLOAKROOM WC: Pedestal wash hand basin, low flush wc, ceramic tiled floor.

Tarmac driveway with two entrances. Ample parking.

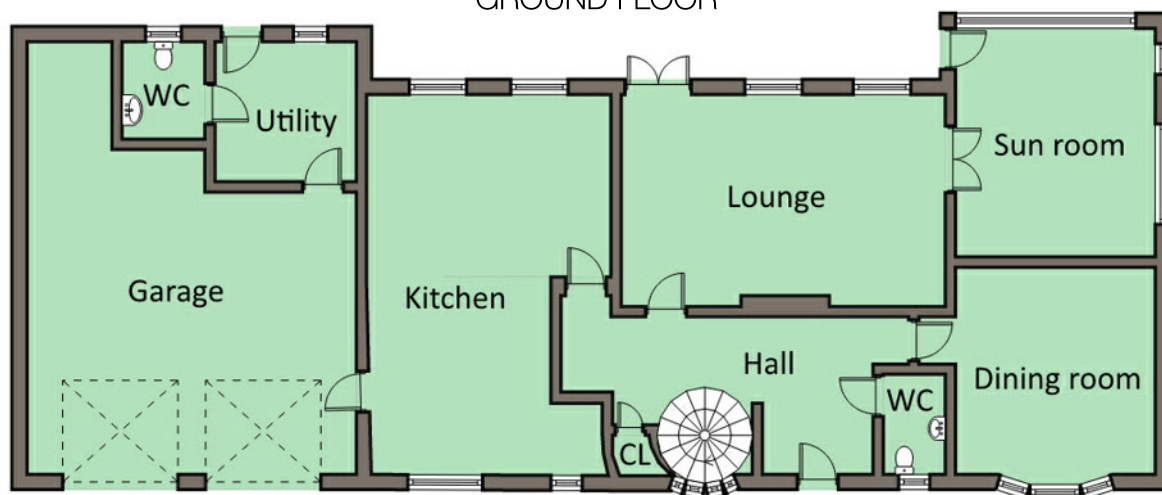
Enclosed rear garden. Level garden laid in lawn. Paving.

Garden shed.

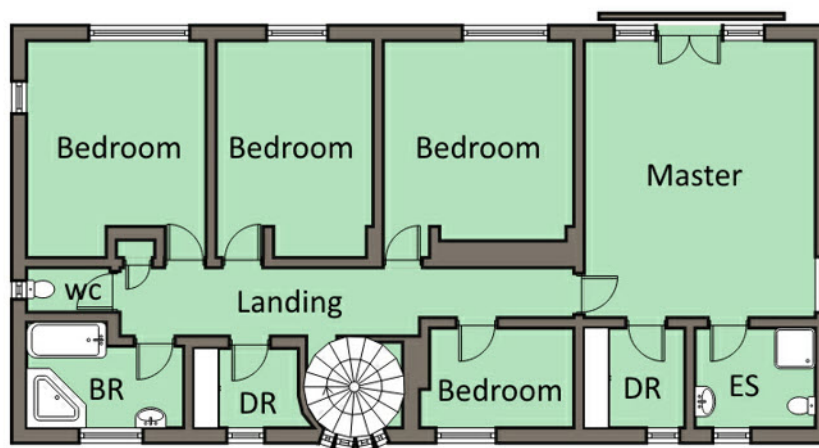
Location:

At Bryansburn Road roundabout take Maxwell Road and Downshire Road is on the right hand side.

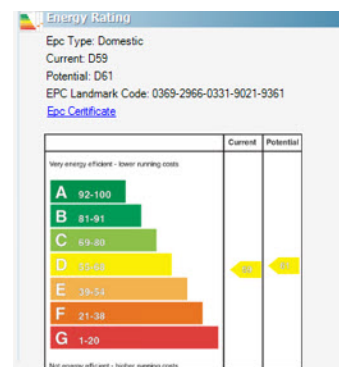
GROUND FLOOR



FIRST FLOOR



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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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