

simon**BRIEN**  
RESIDENTIAL

PROPERTY CURRENTLY UNDER REFURBISHMENT

112 Princetown Road,  
Bangor, BT20 3TG



Asking Price £1,350,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Magnificent detached home with stunning panoramic views across Bangor Marina, Belfast Lough and beyond
- Spacious accommodation laid out over two floors all with enhanced views over surrounding coastline
- Two principal reception rooms both benefitting from views including impressive drawing room and dining room
- Spacious open plan kitchen, living, dining area with adjacent pantry area
- Fully fitted kitchen with range of fitted appliances and 2 oven Aga
- Four double bedrooms on first floor all with panoramic views
- Principal suite with 'his and hers' dressing rooms and ensuite shower room
- Family bathroom with modern white four piece suite
- Additional one bedroom annex with private balcony overlooking Bangor marina and beyond
- Double garage and large basement storage area
- Spacious driveway and turning area to front
- Private gardens to side and rear in lawn with landscaped patio areas for entertaining and flower beds
- Rear hallway with utility area
- Gas fired central heating
- Close to road and rail transport networks to Belfast, Holywood and beyond
- 1,110 sqft basement with Power, Light and Water – Ideal for Gym or Games Room

#### SUMMARY

Located on an elevated site this magnificent detached home enjoys an enviable setting which affords stunning views across Belfast Lough, Bangor Marina and towards Scotland.

The accommodation is to be laid out over two floors, designed to maximise usability, living space and enhance the surrounding views.

The vestibule with double doors leads to the spacious reception hall which provides access to the formal reception rooms including the generous drawing room with feature fireplace and large picture window overlooking the surrounding coastline, Marina and the Irish Sea and spacious dining room with sliding patio door to the rear raised terrace. The kitchen / living / dining room is a fantastic size and is the hub of this unique home, with fitted units, 2 oven Aga, casual living and dining space with feature window seat, there is also an adjacent pantry, secondary kitchen area which is a useful addition.

The first floor provides the master bedroom suite with 'his and hers' dressing rooms and ensuite shower room and a large picture window with the amazing views. There are three further double bedrooms, one with a dressing room and linked access to the modern family bathroom with bath and shower.

In addition, the property offers an internal one bedroom annex with its own access, perfect for office, teenagers den or Airbnb opportunity. Externally the property offers spacious driveway and turning area and private gardens in lawn with patio areas for enjoying the surrounding views and entertaining.

This is a unique opportunity to purchase a property on a site and setting of this calibre on the doorstep of Bangor with its many shops, boutiques, restaurants, sports clubs, leading schools and churches within easy walking distance. Belfast is highly accessible past Helens Bay and Holywood by road or rail for the commuter.

#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

###### VESTIBULE:

**7' 6" x 3' 3" (2.29m x 0.99m)**

Solid hardwood doors, ceramic tiled floor.

###### ENTRANCE HALL:

**24' 4" x 10' 5" (7.42m x 3.18m) At widest points.**

Glazed hardwood front door and glazed side panels, corniced ceiling, ceiling rose, storage under stairs.

###### CLOAKROOM:

**13' 3" x 6' 3" (4.04m x 1.91m) At widest points.**

###### STORAGE CUPBOARD:

**5' 6" x 5' 4" (1.68m x 1.63m)**

Range of high and low level units, built in shelving.

###### WC:

**7' 5" x 2' 10" (2.26m x 0.86m)**

Low flush WC, heated towel rail, vanity sink unit with mixer taps, fully tiled walls, ceramic tiled floor.

###### DRAWING ROOM:

**34' 1" x 18' 2" (10.39m x 5.54m) Into bay.**

Feature picture window with panoramic views across Bangor Marina, Bangor coastline towards Ballyholme Bay and across Belfast Lough towards Scotland. Corniced ceiling, open fire with ornate carved marble surround, marble inset and hearth, wired for wall lights, sliding patio door to side terrace.





**DINING ROOM:**  
**24' 4" x 14' 11" (7.42m x 4.55m)**

Feature panoramic window with views across Bangor Marina, coastline towards Ballyholme Bay and Belfast Lough. Sliding patio door opening onto rear terrace and patio area, wired for wall lights, corniced ceiling, ceiling rose, glazed door to Kitchen/Dining Area.

**KITCHEN/DINING AREA:**  
**24' 5" x 14' 9" (7.44m x 4.5m) Into bay.**

Excellent range of high and low level units, 1.5 drainer stainless steel sink unit with mixer taps, 2 oven Aga with extractor hood, integrated Miele dishwasher and 4 ring Bosch ceramic hob, open to living area with window seat overlooking Belfast Lough, surrounding coastline. Casual dining space for 6-8 people. Archway to Pantry Space.



**PANTRY SPACE:**  
**13' 3" x 10' 2" (4.04m x 3.1m)**

Additional kitchen units, Miele integrated electric oven, recess for American style fridge freezer, range of high and low level units, double sink unit, plumbed for washing machine. Hardwood glazed door to Rear Porch.

**PANTRY CUPBOARD:**  
**7' 6" x 3' 7" (2.29m x 1.09m)**

Fully tiled walls, ceramic tiled floor, range of built in shelving.

**REAR PORCH:**  
**11' 5" x 11' 4" (3.48m x 3.45m)**

Hardwood door with leaded stained glass fan light.

**BOILER ROOM:**  
**9' 6" x 6' 10" (2.9m x 2.08m)**

Wolf combi gas boiler, recess for tumble dryer, ceramic tiled floor.

**ADDITIONAL STORAGE CUPBOARD:**  
**4' 2" x 3' 6" (1.27m x 1.07m)**

Service door to:

**DOUBLE GARAGE:**  
**21' 2" x 20' 6" (6.45m x 6.25m)**

Electric up and over door, built in robe.

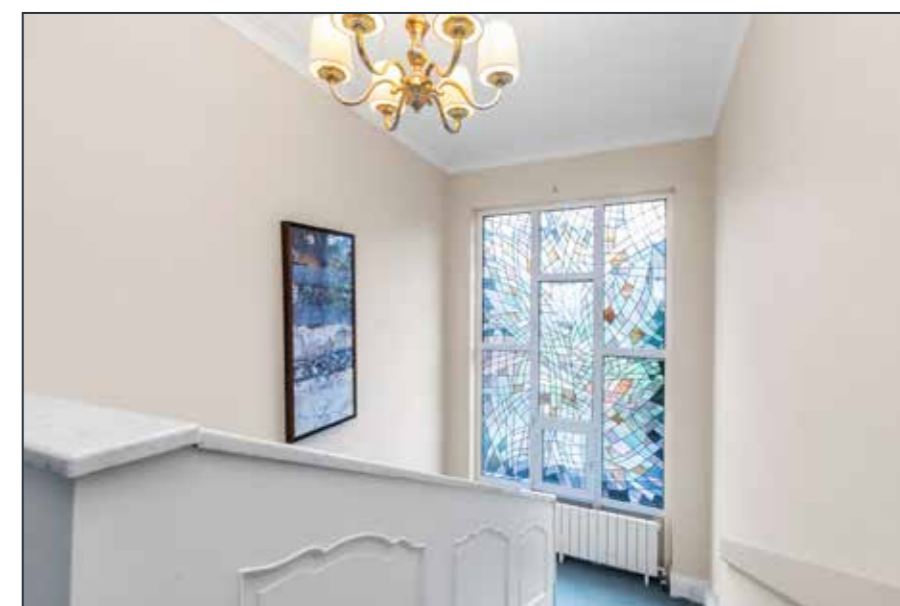
**GARDENERS TOILET:**  
 Low flush WC, sink unit, fully tiled walls, ceramic tiled floor. Door to Annex.

Stairs to:

**FIRST FLOOR**

**HALF LANDING:**  
 Feature leaded stained glass window.

**MAIN LANDING:**  
 Access to roofspace via slingsby style ladder, corniced ceiling, wired for wall lights.



**BEDROOM (1):**  
**23' 10" x 18' 2" (7.26m x 5.54m)**

Into bay. Corniced ceiling, stunning panoramic views over Bangor Marina, surrounding coastline and Belfast Lough towards Scotland.

**DRESSING ROOM 1:**  
**9' 10" x 6' 1" (3m x 1.85m)**

Range of mirrored Sliderobes with hanging rails and shelving. Range of built in drawer packs, marble sink unit with mixer taps, corniced ceiling, recessed lighting.

**DRESSING ROOM 2:**  
**9' 9" x 7' 5" (2.97m x 2.26m)**

Range of built in Sliderobes, hanging rail and shelving, corniced ceiling, recessed lighting, doorway through to Ensuite:

**ENSUITE WET ROOM:**  
**9' 10" x 7' 9" (3m x 2.36m)**

Walk in wet room shower with thermostatic shower unit, low flush WC, semi pedestal sink unit with mixer taps, heated towel rail, corniced ceiling.



**BEDROOM (2):**  
**14' 10" x 11' 9" (4.52m x 3.58m)**

Corniced ceiling, stunning panoramic views across Bangor Marina, surrounding coastline and Belfast Lough.



**BEDROOM (3):**  
**14' 10" x 11' 9" (4.52m x 3.58m)**

Stunning panoramic views across Bangor Marina, surrounding coastline and Belfast Lough. Corniced ceiling.



**BEDROOM (4):**  
**23' 3" x 14' 10" (7.09m x 4.52m)**  
**Into bay at widest points.**

Feature bay window with panoramic views across Bangor Marina, surrounding coastline and Belfast Lough. Corniced ceiling recessed lighting.

**DRESSING ROOM:**  
**8' 2" x 5' 11" (2.49m x 1.8m)**

Recessed lighting.



**BATHROOM:**  
**14' 10" x 10' 4" (4.52m x 3.15m)**

Luxury white suite comprising: Sottini feature stand alone bath with mixer taps and telephone hand shower, walk in shower cubicle with dual shower head, thermostatic shower unit, double Duravit vanity sink unit with mixer taps, chrome heated towel rail, low flush WC, LED back lit mirror, partially tiled walls, ceramic tiled floor, recessed lighting, extractor fan.



**ROOFSPACE:**

Accessed via Slingsby style ladder. Partially floored.

**OUTSIDE**

Pillared and gated entrance leading to tarmac driveway with car parking and turning area for multiple cars, flowerbeds, trees and shrubs to front, side and rear. Mature, landscaped gardens to rear including flowerbeds, trees and shrubs, multiple patio areas enjoying panoramic views across Belfast Lough, gardens in lawns. Additional basement storage area.

**ADDITIONAL BASEMENT AREA:**

**59' 3" x 18' 0" (18.06m x 5.49m)**

Light and power, Belfast sink unit with mixer taps.

Outdoor tap and outdoor lighting.

Pathway leading to gated access leading onto coastal pathway.

**ANNEX**

**GROUND FLOOR**

Hardwood front door to Entrance Hall:

**ENTRANCE HALL:**

**4' 4" x 4' 4" (1.32m x 1.32m)**

Ceramic tiled floor, mat well. Stairs to:

**FIRST FLOOR**

**OPEN PLAN KITCHEN/LIVING/DINING:**

**20' 3" x 11' 0" (6.17m x 3.35m)**

Picture window with views across Bangor Marina, surrounding coastline and Belfast Lough. Corniced ceiling, recessed lighting.

**KITCHEN:**

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, recess for 4 ring hob cooker, recess for under counter fridge, partially tiled walls, storage cupboard with built in shelving.

**SHOWER ROOM:**

**10' 0" x 5' 4" (3.05m x 1.63m)**

Fully tiled shower cubicle with Mira Sport shower unit, chrome heated towel rail, low flush WC, vanity sink unit with built in storage and mixer tap, LED lit mirror, recessed lighting, extractor fan, ceramic tiled floor, partially tiled walls.

**BEDROOM (1):**

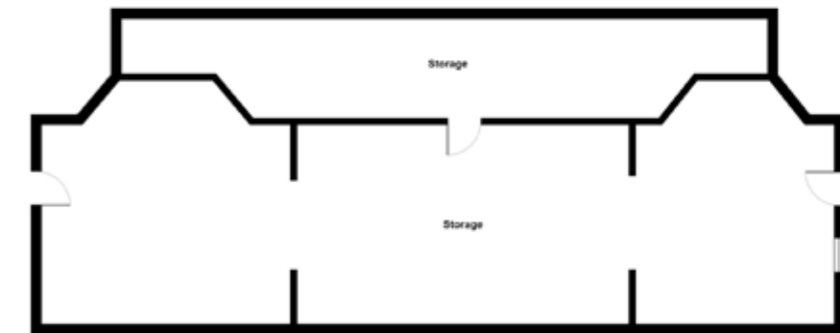
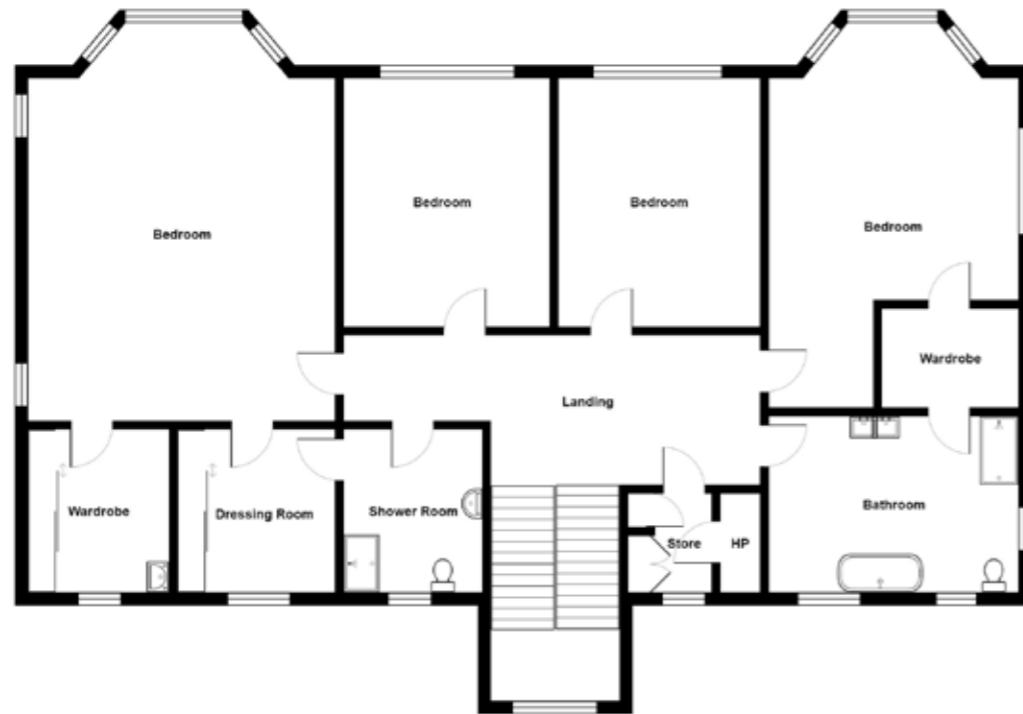
**14' 5" x 9' 10" (4.39m x 3m)**

Range of built in mirrored Sliderobes with hanging rail and shelving, drawer packs, sliding patio door with access onto tiled terrace and glazed balcony overlooking Bangor Marina, surrounding coastline and Belfast Lough.

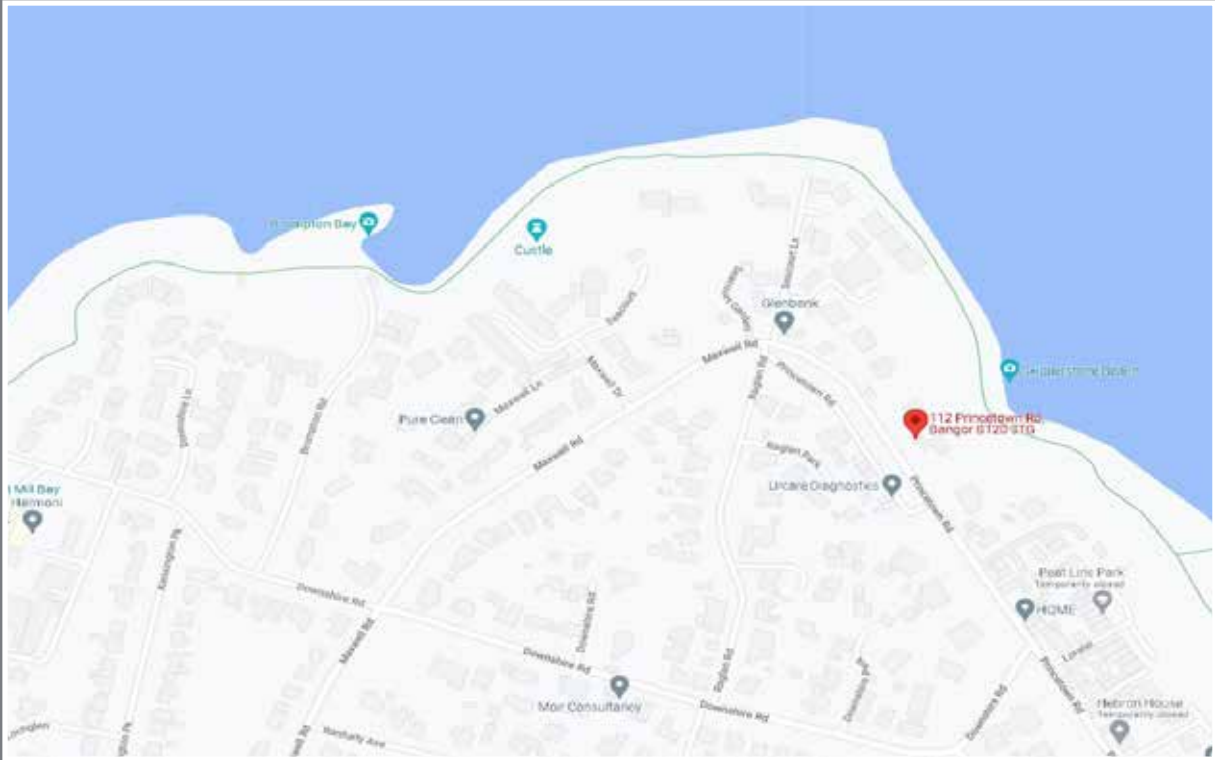
**HOTPRESS:**

**5' 8" x 2' 10" (1.73m x 0.86m)**

Slatted shelving and copper cylinder, Willis type immersion heater.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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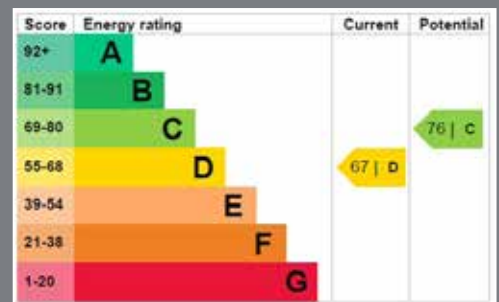


## Lettings Department

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REF: SHJD/E/23/AN



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