

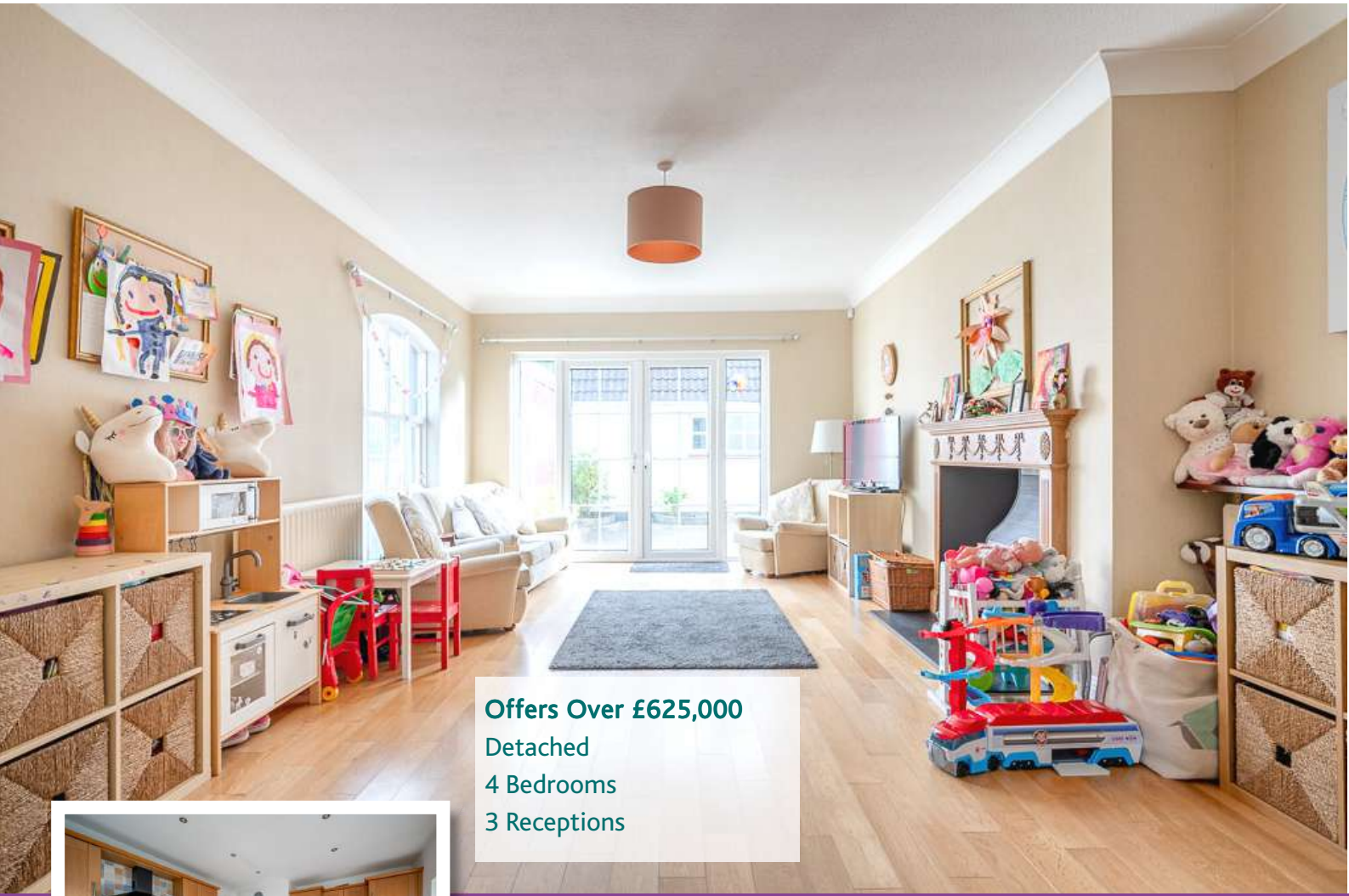


**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

17A MAXWELL ROAD | Bangor  
OFFERS OVER £625,000

Scan for Property Details  
and to Arrange a Viewing





**Offers Over £625,000**  
Detached  
4 Bedrooms  
3 Receptions

## Property Features

- Family Home Built by MMM
- Prestigious and Sought After Location
- Southerly Aspect in the Courtyard
- Four Bedrooms, Principal with En Suite Shower Room
- Glimpses of Belfast Lough from Upper Levels and Kitchen
- Gracious Reception Hall
- Spacious Drawing Room with Semi Circular Bay Window and Attractive Fireplace
- Family Room with Fireplace and French Doors Opening to Courtyard Garden
- Separate Dining Room/Family Room
- Fitted Kitchen with Granite Work Surfaces and Range Cooker
- Ground Floor WC
- Generous Carpeted Roofspace with Excellent Storage and Possibility For Development Subject To Usual Planning Permissions
- uPVC Double Glazing
- Oil Fired Central Heating
- Beautifully Tended Front and Side Gardens
- Large Enclosed Courtyard Garden Ideal for Outdoor Entertaining or Children at Play
- Double Storey Detached Garage / Workshop with Loft Ideal for a Variety of Hobbies or Those Who Wish to Run a Business from Home, Accessed via Ranfurly Avenue
- Fully Serviced Chubb Security Alarm System
- Walking Distance to North Down Coastal Path, Bangor Marina, Bangor West Railway Halt and Grange Primary School
- Convenient to Bangor Town Centre and Main Arterial Routes for City Commuting
- Ultrafast Broadband Available



# Accommodation

## Ground Floor

**Reception Hall**  
19'5" x 12'10"

**Cloakroom/WC**

**Drawing Room**  
25'3" x 15'1"

**Family Room**  
20'0" x 13'9"

**Dining Room**  
15'3" x 12'3"

**Kitchen**  
14'5" x 11'8"

**Utility Room**

## First Floor

**Landing**

**Bedroom One**  
16'8" x 15'2"  
**Ensuite Shower Room**

**Bedroom Two**  
19'9" x 15'1"

**Bedroom Three**  
12'9" x 11'8"

**Bedroom Four**  
14'8" x 7'9"

**Bathroom**

## Outside

**Detached Garage**  
28'4" x 15'10"  
**Garage First Floor**  
32'0" x 9'9"

**Enclosed Rear & Side**

**Landscaped Paved Patio Areas**

**Water Tap**

**Mature Shrubs**

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



"Maxwell Road in Bangor West is one of North Down's most prestigious and sought after addresses within walking distance of the picturesque North Down coastline. This location also offers ease of access for the city commuter via both road and rail. Many primary and grammar schools are within close proximity whilst Bangor Lawn Tennis Club is within walking distance."



# Directions

Travelling along the Crawfordsburn Road, continue onto Bryansburn Road towards Bangor. Turn left at the roundabout onto Maxwell Road. Number 17A is located on the right hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



THE SUNDAY TIMES  
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# JOHNMINNIS

ESTATE AGENTS & LETTING SPECIALISTS

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	46	60
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		