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'THORNBROOK' 63 PRINCETOWN ROAD
Bangor
OFFERS AROUND **£525,000**

Scan for Property Details
and to Arrange a Viewing



The Property

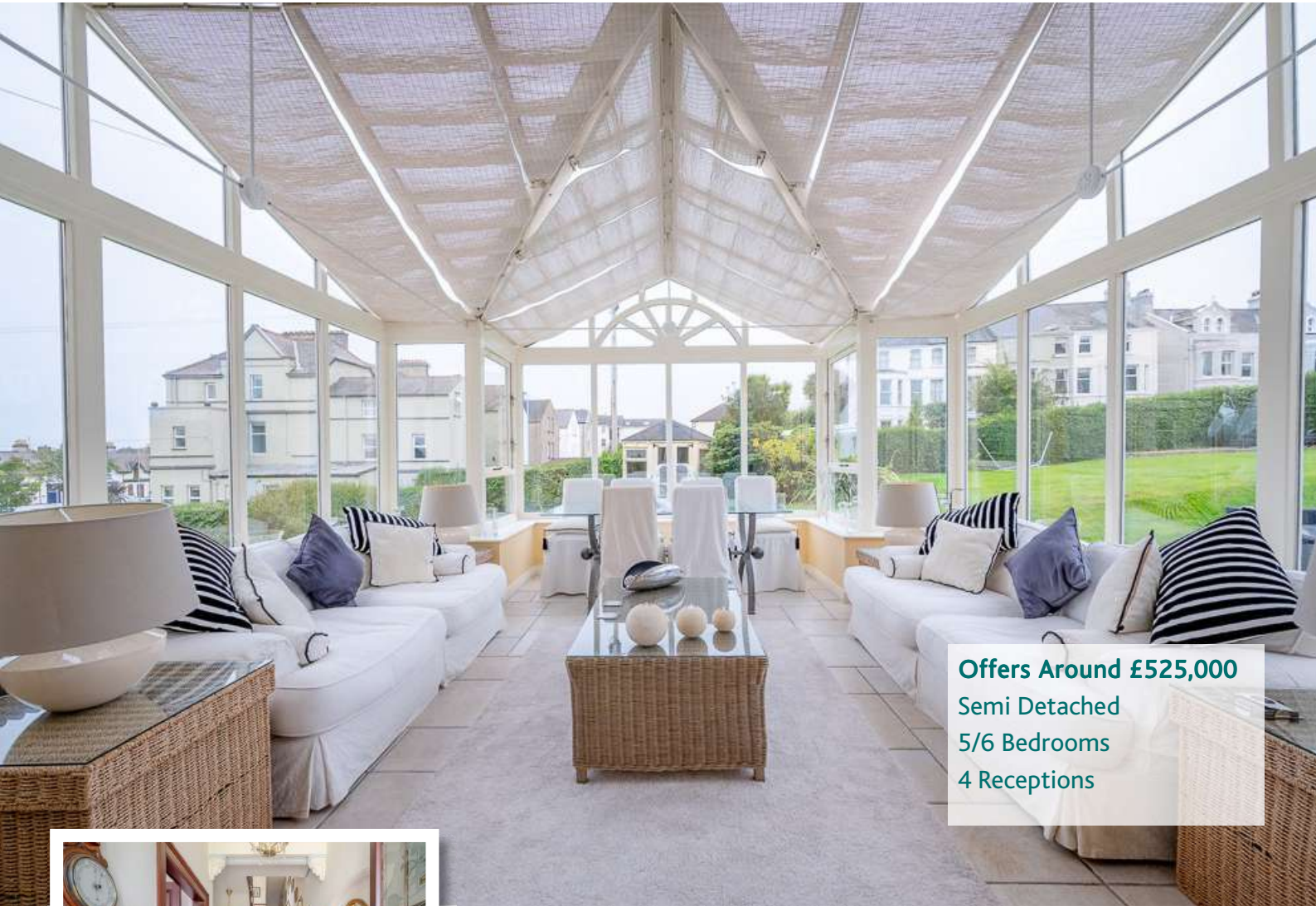
Approached via a pillared entrance, 63 Princetown Road is the left hand residence of this pair of most elegant period semi detached family homes. The elevated position commands breathtaking views across Belfast Lough and Bangor Bay to Scotland beyond. Princetown Road is one of North Down's most sought after residential areas, only walking distance from Bangor Marina and the National Trust Coastal Path, Bangor town centre and railway halt. This property also lies within the catchment area to a range of leading primary and grammar schools.

Internally 'Thornbrook' exudes character and charm and retains many features one would associate with properties of this era including high cornice ceilings and beautiful fireplaces. Throughout this property enjoys generous, bright and well proportioned accommodation maintained exceptionally well by the present owners. Of particular note is the fabulous drawing room with bay window and slate fireplace, fabulous period style conservatory to the side maximising on the elevated position and outlook whilst leading to the formal gardens and patio.

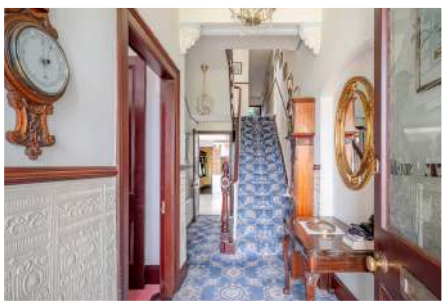
The accommodation is over three levels with stairs to a third floor attic room. There are five or six bedrooms dependent on the new owners requirements. Outside there is a sweeping tarmac driveway with ample parking whilst grounds to the side and rear are laid in lawns with mature planting and a beautifully landscaped patio area ideal for outdoor entertaining, enjoying the evening sun or children at play.

The shore front and many delightful coastal walks are only a stroll away and the location boasts ease of access for the main arterial routes for city commuting. Belfast city centre is only 20 minutes' drive away whilst bus and rail networks are easily accessible. With so many quality attributes on offer interest in this property is sure to be immediate.





Offers Around £525,000
Semi Detached
5/6 Bedrooms
4 Receptions



Accommodation

Ground Floor

Reception Porch

Reception Hall

Drawing Room Through to Dining Room
27'10" x 14'7"

Kitchen:
14'3" x 10'11"

Breakfast Room:
12'2" x 10'11"

Utility / Boot Room:
8'7" x 6'3"

Shower Room

Conservatory:
18'7" x 15'0"

First Floor Return

Bedroom Three:
11'1" x 10'11"

Bedroom Four:
9'8" x 7'8"

Bedroom Five/Study
10'4" x 7'8"

First Floor

Bathroom

First Floor Lounge
19'7" x 17'1"

Bedroom One:
18'11" x 13'2"

Bedroom Two:
11'9" x 10'9"

Staircase

Roofspace

Bedroom Six/Converted Roofspace
18'11" x 9'7"

Outside

Sweeping tarmac driveway with mature front.

Side and rear landscaped gardens laid majority in lawns

Stone paved patio areas and pathways with patio to south rear corner of garden and to the rear of the property summer house

Garden shed

Outdoor lighting

Water tap

Views and southerly aspect to gardens, elevated views across Bangor Marina.

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

johnminnis.co.uk





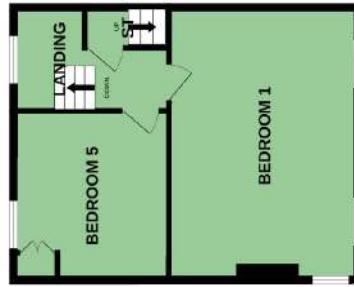
- Elegant Period Family Residence
- Elevated Position Commanding Breathtaking Views Across Bangor to Belfast Lough, the Irish Sea to Scotland Beyond
- Well Presented Throughout
- Many Period Features Including High Cornice Ceilings and Period Fireplaces
- Beautifully Maintained with Tasteful Interior Décor
- Magnificent Drawing Room with Bay Window, Cornice Ceiling and Slate Fireplace
- Lounge with Adjoining Dining Room Separated by Folding Doors
- Fitted Kitchen
- Separate Breakfast Room
- Utility Room
- Ground Floor WC and Shower Room
- Period Style Double Glazed Side Conservatory
- Five/Six Well Proportioned Bedrooms
- Sweeping Tarmac Driveway with Ample Parking
- Well Tended Front, Side and Rear Gardens Laid in Lawns with Landscaped Paved Patio, the Ideal Space for Outdoor Entertaining, Enjoying the Evening Sun and Elevated View as Well as Children at Play
- Ultrafast Broadband Available



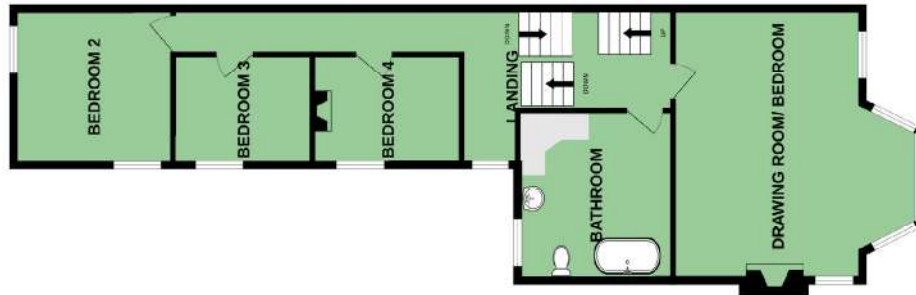
3RD FLOOR



2ND FLOOR



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Travelling from Grays Hill in Bangor turn right into Princetown Road at mini roundabout and No 58 is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	41	47
(21 - 38)	F		
(01 - 20)	G		
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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