



# JOHNMINNIS

ESTATE AGENTS &  
LETTING SPECIALISTS



62A PRINCETOWN ROAD  
Bangor  
OFFERS AROUND **£475,000**

Scan for Property Details  
and to Arrange a Viewing



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# The Property

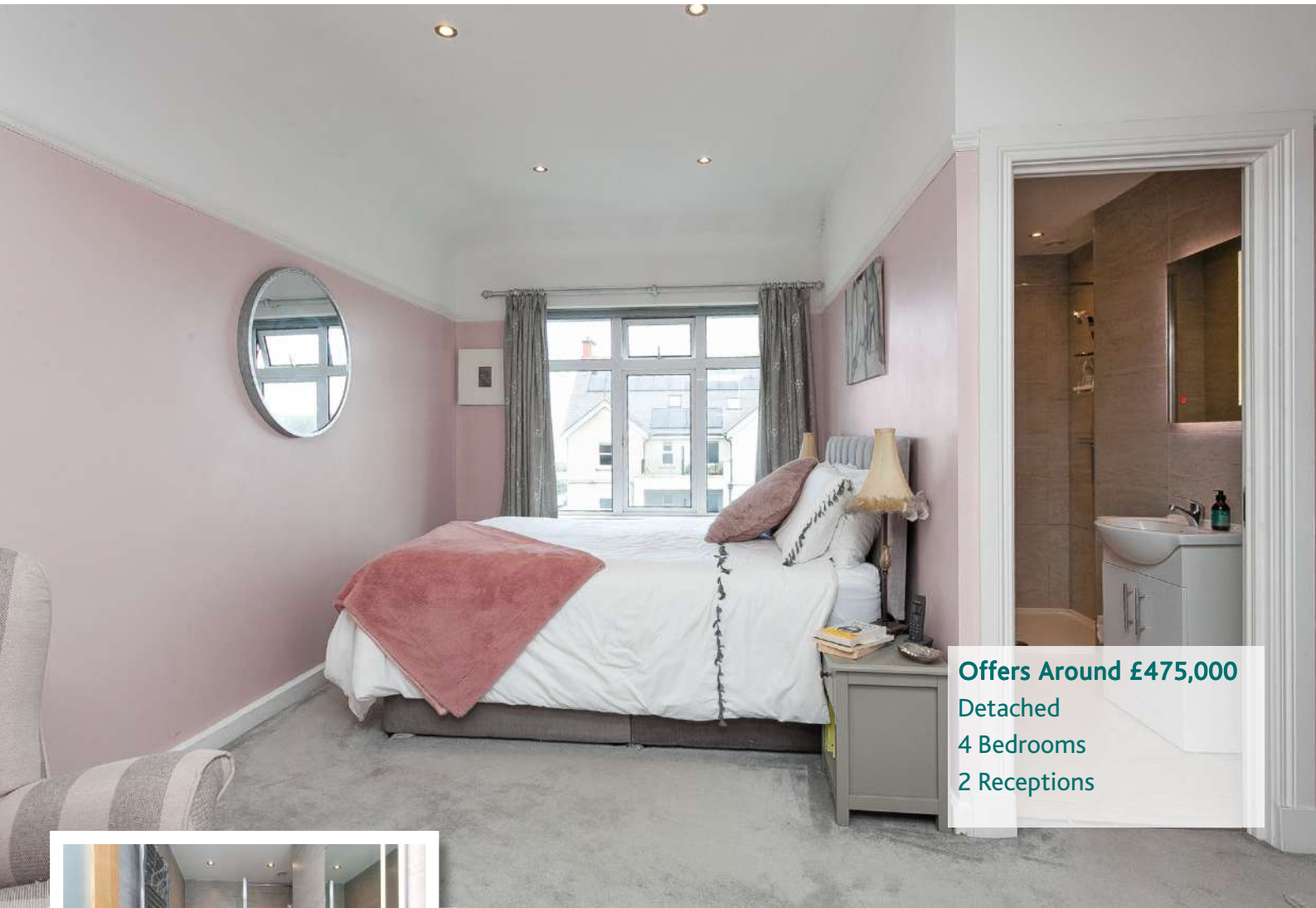
This eye catching detached period home is situated within one of North Down's most prestigious areas a stone's throw from Bangor City Centre. Set on a prime site with sea views over Bangor's bustling marina this detached home is sure to impress even the most discerning of purchasers. With an abundance of accommodation this property is ideal for family living. There are beautiful period features throughout, such as, the impressive entrance hall with feature original oak panelling and this coupled with modern day living facilities this home creates an ideal space for family life.

Along with the four well-proportioned bedrooms, three reception rooms to the ground floor and open plan kitchen/living/dining there is an additional annexe, with its own private access, suitable for working from home or conversion to studio style apartment for an in-law suite. This property also provides a separate Laundry Room and ample basement storage.

Externally there is an enclosed and level garden to the rear, partially laid in pavings and partially laid in artificial lawns with bespoke barbecue set-up ideal for outdoor entertaining and enjoying late summer evenings, an enclosed front courtyard with paved area and separate decking and ample driveway parking.

Within walking distance to Bangor city centre this property is within walking distance to a range of excellent amenities such as well renowned schools, Bangor's busy marina, a range of boutiques, shops and restaurants, public transport links and main arterial routes ideal for the commuter.





**Offers Around £475,000**  
Detached  
4 Bedrooms  
2 Receptions





# Accommodation

## Ground Floor

Entrance Porch

Spacious Reception Hall

Downstairs WC

Lounge  
22'10" x 14'2"

Family/Dining Room  
15'1" x 12'5"

Kitchen/Dining  
22'10" x 10'3"

## First Floor

Bedroom One  
16'5" x 14'2"  
Walk in Dressing Room

Ensuite Drawing Room

Bedroom Two  
14'8" x 12'9"

Bedroom Three  
12'9" x 10'8"

Bedroom Four  
9'2" x 6'3"

Bathroom

## Outside

Studio  
17'10" x 14'10"

Fully Enclosed Rear Garden laid in patio with bespoke barbeque area.

Gardens laid in artificial lawn

Basement Utility and Storage Area  
Views to Bangor Marina and Bangor Bay.

Ample Driveway parking to side

Front courtyard with partial decked area and area laid in paving

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

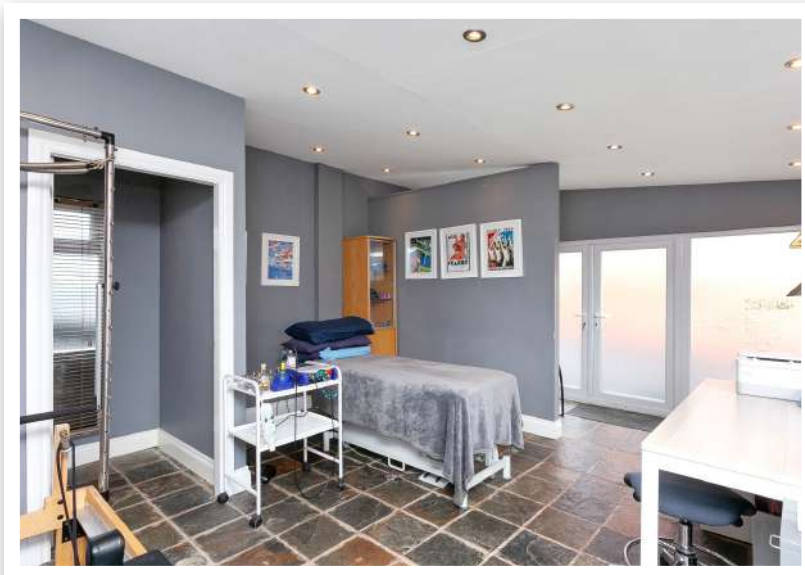
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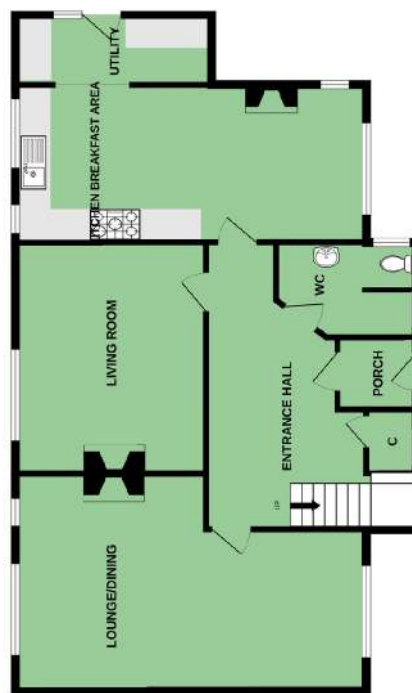


- Detached Period home with Beautiful Original Features Throughout
- Views Across Bangor Marina to the Irish Sea Beyond
- Situated on the Prestigious Princetown Road within walking Distance to Bangor City Centre
- Impressive Reception Hall with Original Oak Staircase and Wood Panels
- Open Plan Kitchen/Dining with Range of Integrated Appliances and Feature Wood Burning Stove
- Family Room/Dining Room with feature central fireplace
- Generous Lounge with Feature Open Fireplace and Views Across Bangor Marina
- Downstairs WC & Cloakroom
- Four Well Proportioned Bedrooms, Principal with En Suite Shower Room and Walk in Dressing Area with Fitted Robes
- Family Bathroom
- Basement Laundry Room and Storage
- Fully Enclosed Rear Garden Partially Laid in Paving and Partially Laid in Lawns with Bespoke Stone Fireplace and BBQ Area ideal for Children at Play and Outdoor Entertaining
- Enclosed Front Forecourt and Side Decked Area and Patio
- Ample Driveway Parking
- Office/Studio with Private Access Suitable for Working from Home or for Conversion to in-Law Suite
- Gas Fired Central Heating
- Ultrafast Broadband Available

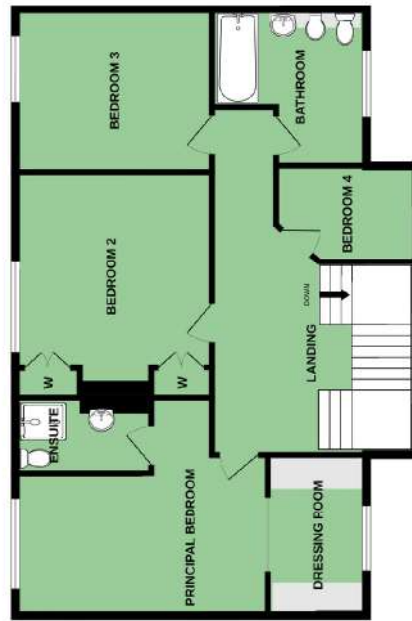




GROUND FLOOR



1ST FLOOR



STUDIO



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 Gray's Hill in Bangor turn right into Princetown Road at mini roundabout and No 62A is on the right hand side.



### 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>	55	59
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## 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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## North Down / Holywood Branch

44 High Street, Holywood, BT18 9AD

T 028 9042 8888 F 028 9029 3434

property@johnminnis.co.uk



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