



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

120 SEACLIFF ROAD, BANGOR, BT20 5EZ
OFFERS AROUND £625,000

**Scan for Property Details
and to Arrange a Viewing**



The Property

Here is a rare opportunity to purchase a truly outstanding end terrace property not only with charm and character in abundance but also commanding a fantastic site with exceptional views of Belfast Lough, Irish Sea, Antrim coastline and beyond. Arguably one of the finest examples of how to modernise and renovate a property whilst retaining character associated with properties of this area which is highlighted by features such as ornate cornice corning, ceiling roses, attractive fireplace and working window shutters. Finished to an excellent standard throughout there is little left to do but move your furniture in and enjoy. The accommodation is bright, spacious and flexible offering a range of different uses such as occupying the full property, having a live-in relative, as an investment or for the holiday home market. There are definitely more options than you have with a standard terrace home but this is no standard terrace home.

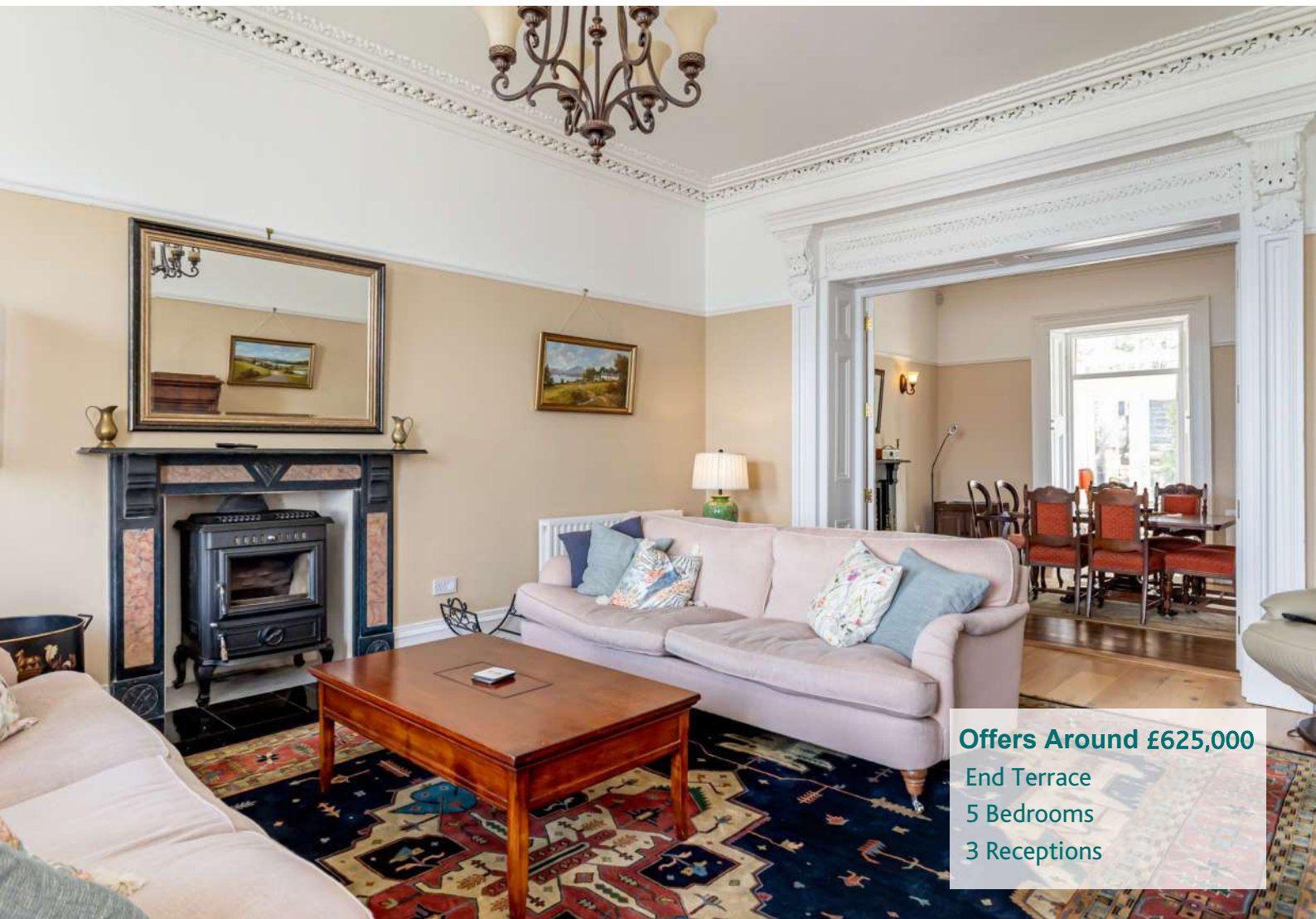
The main residence comprises a drawing room with engineered oak floor, attractive fireplace and cast iron wood burning stove. From here an archway leads to a superb modern fitted kitchen, with quartz work surfaces and Juliet balcony. The kitchen is open plan to a casual dining/family area with attractive slate fireplace and gas coal effect fire. Upstairs there are three well proportioned bedrooms, including main bedroom with sliding sash double glazed windows and en suite bathroom, as well as a shower room with three piece suite. Other benefits include Phoenix Gas heating, downstairs WC and utility room, both of which are in the main residence. There is a self contained apartment on the lower level with its own front door. The accommodation here comprises living room with attractive marble fireplace, superb fitted kitchen with quartz work surfaces, two bedrooms and a shower room which also has access from one of the bedrooms.

Outside there is a front garden in lawns and a fully enclosed garden to the rear comprising paved courtyard, timber decked terrace, additional paved terrace with views to Belfast Lough and garden area with array of flowers, plants and shrubs. The rear garden can be accessed via both the main property and the lower level.

In an area of great demand, and conveniently positioned within close proximity to the many local amenities which include Royal Ulster Yacht Club, Ballyholme Yacht Club, the Jamaica Inn, Bangor Golf Club, Ward Park and the city centre of Bangor itself, we cannot stress enough what an outstanding property this is and can thoroughly recommend a viewing at your earliest opportunity.

Property Features

- Outstanding End Terrace Home with No Onward Chain
- Stunning Views of Belfast Lough, Antrim Coastline and Beyond
- Versatile and Flexible Accommodation Providing a Range of Different Layouts and Uses By Owner/Occupier, Investor, Holiday Home Market or for Short Term Holiday Lets
- Prime Exclusive Location
- Immense Feeling of Warmth and Character Highlighted by Features Such as Ornate Corning, Ceiling Roses, Working Window Shutters and Fireplaces
- Finished to an Excellent Standard Throughout Leaving Little Left to Do but Move Your Furniture in and Enjoy
- Drawing Room with Engineered Oak Floor, Stunning Views of Belfast Lough, Attractive Fireplace, Cast Iron Wood Burning Stove, Working Window Shutters and Sliding Sash Double Glazed Windows
- Superb Modern Fitted Kitchen with Range of Integrated Appliances, Quartz Work Surfaces, Juliet Balcony and Open Plan to Casual Dining/Family Area
- Casual Dining/Family Area with Views to Belfast Lough, Attractive Fireplace and Gas Coal Effect Fire
- Separate Utility Room with Quartz Work Surfaces
- Up to Five Well Proportioned Bedrooms, Two of Which are Incorporated in the Apartment on the Lower Level, Main Bedroom With Sliding Sash Double Glazed Windows and Ensuite Bathroom



Offers Around £625,000
End Terrace
5 Bedrooms
3 Receptions

Property Features

- Two Shower Rooms Both with Three Piece Suites, One in the Main Residence and the Other in the Apartment
- Additional Downstairs WC in the Main Property
- Living Room Within the Apartment with Views to Belfast Lough, Attractive Marble Fireplace
- Kitchen in the Apartment with Quartz Work Surfaces
- Phoenix Gas Heating
- Front Garden in Lawns
- Fully Enclosed Garden to the Rear Comprising Paved Courtyard, Timber Decked Terrace, Additional Paved Terrace, Views to Belfast Lough and Garden Area with Flowers, Plants and Shrubs
- Self Contained Apartment on Lower Level With its Own Front Door
- Rear Garden Can be Accessed via the Main Residence and Also the Apartment
- Prime Exclusive Location in Close Proximity to Many Local Amenities Including Royal Ulster Yacht Club, Ballyholme Yacht Club and Bangor City Centre
- Demand Anticipated to be High
- Early Viewing Essential

Accommodation

Ground Floor

Enclosed Entrance Porch

Reception Hall

Downstairs WC

Drawing Room
21'3" x 15'

Kitchen Open Plan To Casual Dining/Family Area
21'3" x 15'

Utility Room

First Floor

Spacious Landing

Bedroom One
14'7" x 12'1"
En-Suite Bathroom

Bedroom Two
13' x 11'6"

Bedroom Three
13'1" x 11'5"

Shower Room

Apartment on Lower Level

Reception Hall

Living Room
16' x 14'9"

Kitchen
16'10" x 8'8"

Rear hallway

Bedroom Four
13' x 10'5"

Shower Room

Bedroom Five
12'4" x 8'2"

Outside

Fully Enclosed Rear Garden with Paved Courtyard

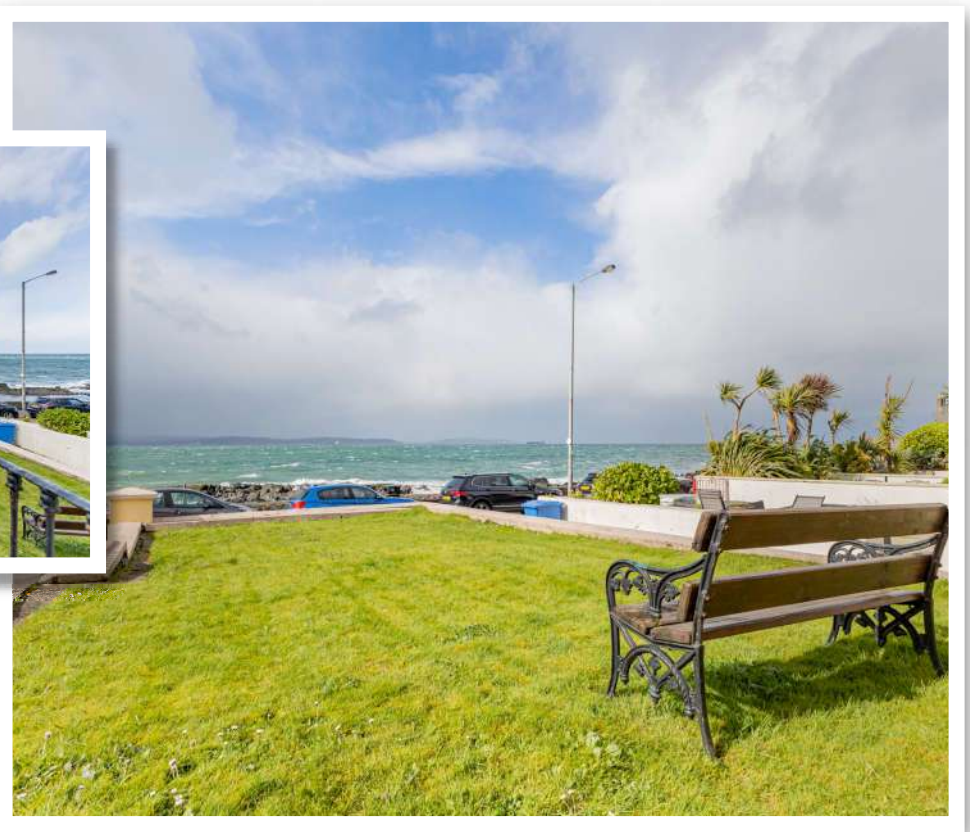
For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk









Directions

Travelling from Bangor Marina proceed left onto Quay Street. Continue around the coast to Seacliff Road and Number 120 is located on the right hand side just past the Long Hole.



Viewing

By appointment through agent.

Free Valuation

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THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		62	63
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

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