



What can we say! - It gives us immense pleasure to bring to market this magnificent Townhouse situated off the ever popular Princetown Road. This property has been renovated by the present owner resulting in a modern and contemporary family home - with nothing to do except move in and enjoy!

The accommodation is arranged over three floors. On the Ground Floor is the superb open plan Living / Dining with gas coal fire, which in turn opens to the Kitchen with island breakfast bar and double patio doors to the rear garden. The emphasis is on natural light and entertaining space throughout the ground floor and also includes a lovely hallway and cloaks WC. The First Floor features a magnificent Lounge with feature fireplace incorporating a gas coal fire with Lough glimpses plus bedroom and separate shower room. The Second Floor features the Principal Bedroom with balcony and excellent Lough views, plus further Bedroom with Dressing Room plus Family Bathroom. Outside the rear garden is fully enclosed with pavements and laid in lawn plus a garden store with light and power. There are also two allocated parking spaces with further visitor parking to the front.

All in all, this residence is conveniently located for all leading North Down Schools and Bangor Train Halt; plus the leisure activities of Sailing and Golfing and many coastal walks all within easy reach. The Agent recommends early viewing to appreciate all this lovely property has to offer.

Offers Around  
£349,950

2 Princetown Park,  
Princetown Road,  
Bangor,  
BT20 3TA

Viewing by  
appointment  
through agent  
028 9042 4747



- Superb Townhouse enjoying an Elevated Position & Lough Views
- Stunning Interior with a Very Chic Twist
- Emphasis on Natural Light & Entertaining Space
- Entrance Hall and Cloakroom WC
- Large Open Plan Living / Dining with Gas Coal Fire. Open Plan to . . .
- Kitchen with Feature Island and Double Patio Doors to Enclosed Rear Garden
- Second Floor Lounge with feature Fireplace with gas coal fire and Lough glimpses
- Three Bedrooms including Principal Bedroom with Balcony enjoying Lough views
- First Floor Shower Room and Second Floor Family Bathroom
- Gas Fired Central Heating / uPVC Double Glazing
- Private Enclosed Rear Garden with Patio area - Ideal for Summer Entertaining
- Hot & Cold Outside Tap / Garden Store with light and power
- Gateway leading to Two allocated parking spaces / Further visitor parking to front
- Fabulous North Down Golf Clubs all within easy reach
- Belfast Lough offers amazing Sailing and Boating opportunities & Bangor Marina only a stones throw away
- Popular and Sought after Location - also close to Bangor Railway Station and George Best Belfast City Airport within easy reach

The Property Comprises:

Ground Floor

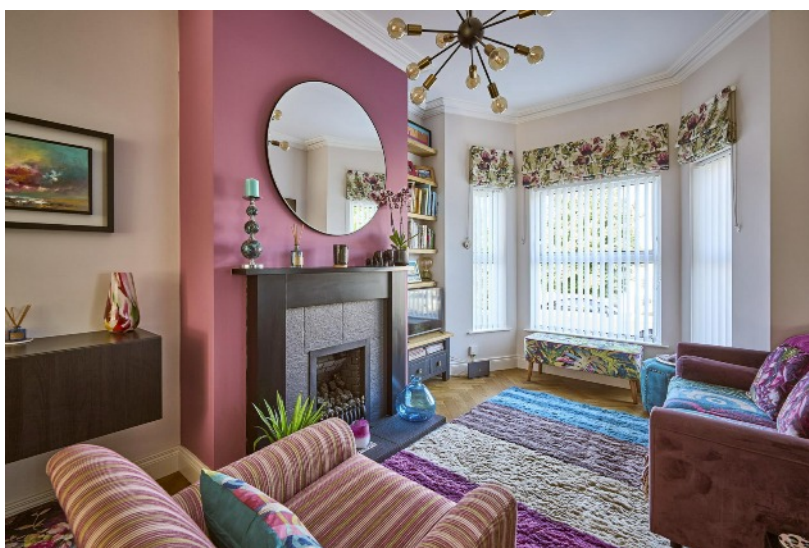
uPVC front door.

ENTRANCE HALL: Ceramic tiled floor.



CLOAKROOM: Low flush wc, contemporary wash stand, ceramic tiled floor, fully tiled walls, extractor fan, LED lighting.

LIVING/DINING: 22' 6" x 11' 3" (6.86m x 3.43m) (into bay) Herringbone solid oak floor, fireplace with tiled inset and hearth, gas coal fire.



Open plan to . . .

KITCHEN: 16' 4" x 12' 6" (4.98m x 3.81m) Ink solid wood kitchen with excellent range of high and low level units, stone work surfaces, 1.5 bowl ceramic sink unit with mixer taps and drainer, Zanussi integrated washing machine, glazed display cabinet, Rangemaster 5 ring gas hob, extractor fan, Island with wine fridge and built-in storage, breakfast area. Ideal gas boiler. 2x AEG oven, integrated fridge/freezer, Bosh microwave oven. LED lighting, Herringbone solid oak floor. Double doors to patio/garden.



## First Floor

LOUNGE: 16' 0" x 18' 0" (4.88m x 5.49m) (into bay at widest points) Stone fireplace, cast iron inset, granite hearth, gas coal fire, Lough glimpses.



BEDROOM (2): 16' 3" x 12' 3" (4.95m x 3.73m)



SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit and rain shower head, low flush wc, contemporary wash stand, feature brick wall tiling, low flush wc, heated towel rail, LED lighting, extractor fan.



## Second Floor

LANDING: Cupboard, built-in shelves, space for tumble dryer.

PRINCIPAL BEDROOM: 14' 3" x 14' 0" (4.34m x 4.27m) (at widest points) Wall to wall range of built-in robes with sliding mirrored doors, Double doors to balcony, excellent Lough views.



BEDROOM (2): 11' 4" x 12' 0" (3.45m x 3.66m) Walk-in dressing room with hanging/shelving and drawers.



BATHROOM: White bathroom suite comprising tiled bath with mixer taps, telephone hand shower, contemporary wash stand, low flush wc, ceramic tiled floor, LED lighting extractor fan, feature wall tiling, heated towel rail, display shelving.



## Outside

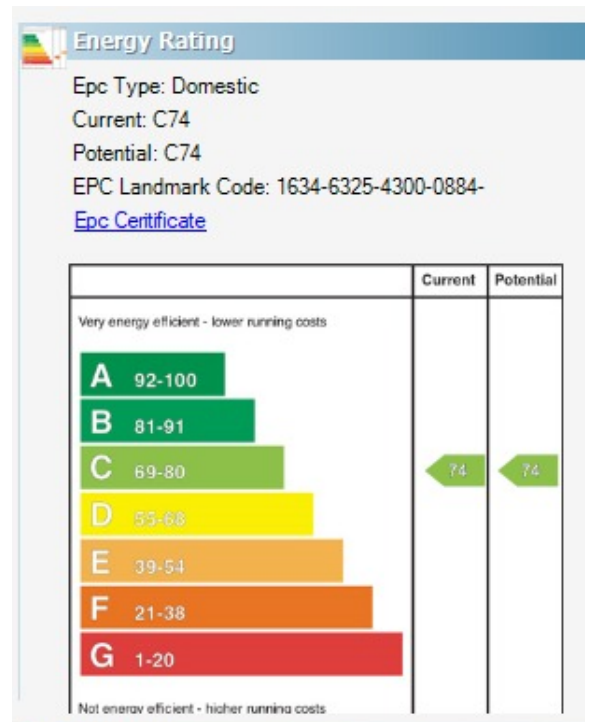
Fully enclosed rear garden laid in lawns with paved area. Hot and cold outside tap. Garden store with light and power. Gateway leading to 2 allocated parking spaces. Visitor parking to front.





From Gray's Hill travelling out of Bangor, turn right into Princetown Road (just before the mini roundabout) and Princetown Park is on the left hand side.

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 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
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