

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



3 MAXWELL DRIVE, BANGOR, BT20 3PE

OFFERS AROUND £695,000

This is a home which must be seen to be appreciated! Ulster Property Sales are proud to offer for sale this gracious detached family residence which exudes all the fundamental characteristics sure to appeal to even the most discerning of purchasers. Ideally located in this most prestigious Bangor West area.

Upon inspection viewers will immediately appreciate the welcoming entrance hall and the wealth of reception space afforded by the family room with its attractive fireplace.

Proceeding up the stairs viewers arrive at the excellent dining room with its oriel bay. From here there is direct access to the magnificent balcony terrace with its enviable outlook across Belfast Lough and beyond. Moreover, viewers will be further enticed by the comfortable living room, again with a feature fireplace. Worthy of special mention is the exceptional open-plan kitchen and breakfast area, boasting an attractive range of units with polished granite work surfaces, a range of integrated appliances, and oil-fired Aga. The property is complimented by its striking Minstrel Gallery, which is accessed through the guest bedroom/bedroom 5, and the adjacent stunning shower room. There is also access at this level to a versatile study/games room, once again with magnificent views across Belfast Lough.

On the lower floor there are 4 generously proportioned bedrooms (1 with ensuite), a dressing room and a family bathroom with an exceptional 4-piece white suite.

A distinctive feature of this fine home, is its site, and location. To the front, an extensive brick driveway provides ample parking facilities, and access to the integral double-garage with its practical utility area. There are well-tended and mature stocked gardens and a side-decked patio. The rear garden (also accessible from the balcony terrace) is laid in lawns with plants and shrubs.

The property is convenient to rail transport, Bangor Marina, the town centre and the North Down coastal path are only a short walk away.



Key Features

- Gracious Detached Family Residence with a 3 Storey Layout & Stunning Sea Views
- Five Bedrooms, Master Bedroom Ensuite Plus Dressing Room
- Exceptional Kitchen
- Generous Well Tended Gardens
- Three Reception Rooms Plus a Study
- Modern 4 Piece White Bathroom
- Integrated Double Garages
- Location, Location, Location!



ACCOMMODATION

COVERED PORCH

Hardwood entrance door with opaque side panels into ...

ENTRANCE HALL

Amtico flooring.

FAMILY ROOM

19'9" x 11'4"

Open fireplace with gas fire, cast iron surround with tiled insets and slate hearth. Double dimmer. Amtico flooring.

STAIRS TO UPPER FLOOR

DINING ROOM

18'3" x 13'4"

2 Downlights. Aluminium patio doors to decking. Cornice. TV point. 10 Pane double doors into ...

BALCONY TERRACE

22'0" x 11'2"

Composite decking.

LOUNGE

18'4" x 14'1"

Open fireplace with gas fire, cast iron surround and slate hearth, marble mantel. Amtico flooring. TV point. uPVC door to balcony. 10 Pane double doors into ...

KITCHEN/DINING AREA

21'2" x 14'11"

Range of Porcelain high and low level cupboards and drawers with granite work surfaces. Oil Fired Aga. Built-in Smeg stainless steel 4 ring gas hob and oven with built-in microwave. Integrated Neff dishwasher. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. 9 Downlights. Amtico flooring.

BEDROOM 5

13'3" x 10'10"

Range of built-in wardrobes with mirrored sliding doors. Amtico flooring. Access to gallery.

SHOWER ROOM

Comprising: Tiled shower cubicle with thermostatic shower and drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan.

GAMES ROOM / STUDY

15'9" x 13'10"

Stunning views over Belfast Lough. Access to eaves.

LOWER GROUND FLOOR

Understairs storage cupboard. Double glazed Velux window.

BEDROOM 1

11'9" widening to 17'6" x 14'0"

Partial sea views. Telephone point. TV point.

ENSUITE

Comprising: Walk-in shower with thermostatic shower over with drencher. Vanity unit with inset wash hand basin. W.C.

BEDROOM 2

14'11" x 10'4"

TV point.

BEDROOM 3

12'0" x 10'6"

TV point.

BEDROOM 4

15'1" x 11'8"

TV point. Telephone point.

DRESSING ROOM

8'11" x 5'9"

Range of built-in bedroom furniture.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Bidet. Part tiled walls. Shower cubicle with thermostatic shower over. 4 Downlights. Built-in extractor fan.

OUTSIDE

INTEGRAL DOUBLE GARAGE

Electric up and over doors. Light and power. EV charge point.

GARAGE 1

17'10" x 13'5"

GARAGE 2

23'6" x 11'0"

1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Supplementary solar water heating.

FRONT

Garden in lawn with mature trees and shrubs. Decked patio. Lights.

REAR

Enclosed garden in lawn with mature trees and shrubs. Tap. Lights. PVC oil tanks. Calor tank.











| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Northern Ireland | EU Directive 2002/91/EC | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be? To answer these and other mortgage related questions contact Partner Jonathan Collins on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18098932

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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