



Located just off the prestigious Maxwell Road, Downshire Lane is a select development of luxury homes which have been built by MMM Design & Build to the highest of standards. Downshire Lane enjoys a unique shore-fronting location and benefits from ease of access to delightful coastal walks towards Bangor and Helen's Bay.

The property has been well designed with a contemporary theme and lends itself to family living. Of particular note would be the kitchen leading to the garden room overlooking the garden which enjoys a sunny aspect, spacious lounge with cast iron wood burning stove and, on the first floor, four well-proportioned bedrooms, principal room enjoys excellent lough views and benefits with en suite shower room. Externally the gardens are laid out in lawns with patio areas ensuring the eventual purchaser low maintenance living.

Properties in this locality area always in demand, therefore early viewing is strongly advised.

Offers Around
£450,000

14 Downshire Lane,
Downshire Road,
Bangor,
BT20 3TY

Viewing by
appointment
through agent
028 9042 4747



- Well Designed Contemporary Home
- Excellent Standard of Finish Throughout
- Lounge with Wood Burning Stove, Dining Hall
- Painted Kitchen with Casual Dining Area
- Family Room with Direct Access to the Patio Garden
- Ground Floor Cloaks with WC
- Gallery Landing on First Floor with Lough Views
- Four Well Proportioned Bedrooms, Principal Room enjoying Lough Views and Ensuite Shower Room
- Family Bathroom
- Gas Fired Central Heating/ Double Glazed Windows
- Driveway Parking
- Former Garage Currently Divided with Store to Front & Utility Room
- Landscaped Gardens in Decking, Patio Areas and Outdoor Fireplace
- Superb & Convenient Location

The Property Comprises:

Ground Floor

Panelled entrance door with glazed side panel and double height window above.

ENTRANCE/DINING HALL: 17' 6" x 13' 3" (5.33m x 4.04m) (at widest points). Solid pine strip floor, open staircase to first floor. Under stairs storage cupboard.



LIVING ROOM: 16' 7" x 15' 8" (5.05m x 4.78m) Solid oak strip floor, cast iron wood burning stove, slate hearth.





DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, tiled floor, partly tiled walls.



KITCHEN/DINING: 13' 0" x 11' 3" (3.96m x 3.43m) Excellent range of high and low level units with solid granite worktops, stainless steel sink unit with mixer taps, recess for American style fridge/freezer, recess for range cooker, integrated dishwasher, island with casual breakfast bar dining, partly tiled walls, tiled floor, recess lighting.





FAMILY ROOM: 14' 8" x 12' 8" (4.47m x 3.86m) Solid oak strip floor, fully glazed PVC windows and sliding door to outdoor deck and patio space.



First Floor

GALLERY LANDING: Reading area with Lough views, recessed lighting, access to roofspace via Slingsby ladder (partially floored) storage cupboard with shelving and hot water.



BEDROOM (1): 15' 8" x 10' 6" (4.78m x 3.2m) Lough views. Juliette balcony. Wall-to-wall range of mirrored sliding doors.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower, tiled floor, partly tiled walls, recessed lighting.

BEDROOM (2): 13' 1" x 12' 8" (3.99m x 3.86m)

BEDROOM (3): 13' 5" x 10' 0" (4.09m x 3.05m)

BEDROOM (4): 9' 5" x 7' 9" (2.87m x 2.36m) Hardwood strip floor, lough glimpses.

BATHROOM: White suite comprising pedestal wash hand basin, panelled bath, low flush wc, fully tiled shower cubicle, tiled floor, partly tiled walls, chrome heated towel radiator, recess lighting.

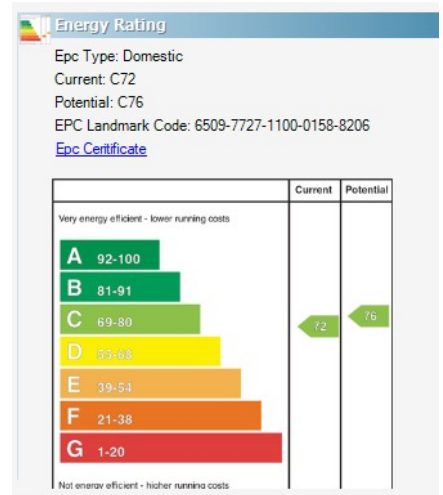
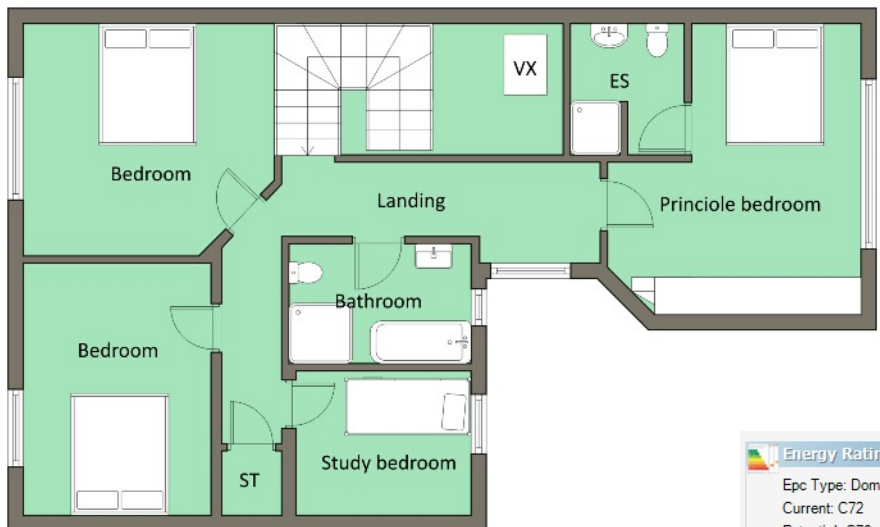
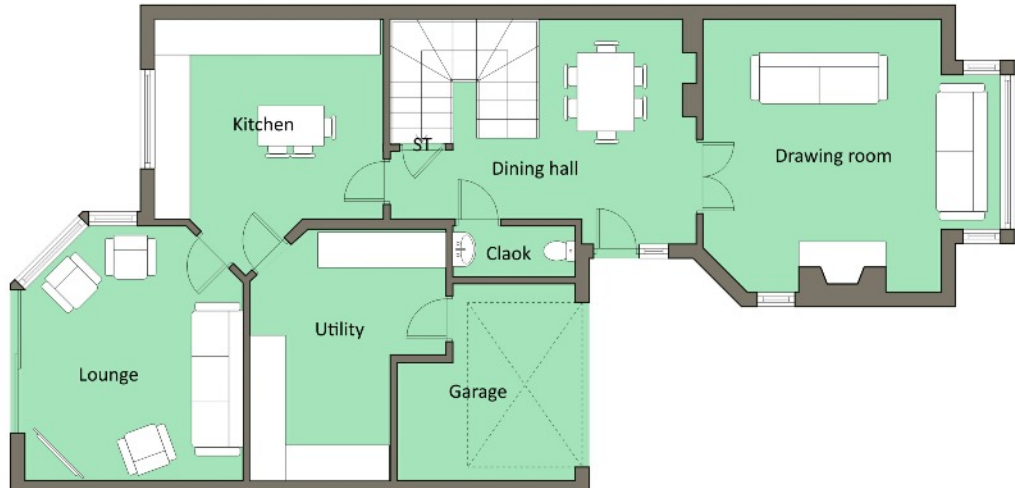


Outside

INTEGRAL GARAGE: 18' 1" x 14' 2" (5.51m x 4.32m) Currently divided into garage area to front with utility area to rear. Fitted units with stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, remote control up and over door, power and light, gas fired boiler.

Composite decking area to rear, patio and raised patio, mature beds, outdoor lighting, brick fireplace, barbecue with log stores, water supply. Parking space to front for two cars.





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www.templetonrobinson.com

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