

8 RANFURLY AVENUE,  
BANGOR, BT20 3SN



TEMPLETON  
ROBINSON



PRICE: OFFERS AROUND £820,000

Dating back to 1903, this elegant detached residence known as "Netherleigh" occupies a quite delightful site, surrounded by well stocked mature gardens. Internally the bright, spacious accommodation is well presented throughout and combines the charm and character of the "Arts and Crafts" era in which it was built, with many attractive modern features, so essential to today's lifestyle.

Externally the imposing elevation is complemented by a rosemary tile roof, while the setting itself derives maximum benefit from those sunny days, with an excellent degree of privacy. Ranfurly Avenue has long been regarded as the prime residential part of the town, not least for its mix of impressive housing, but also for its convenience to the Bangor West Railway Halt, essential shops, schools for all age groups and denominations, and the seafront with its much admired coastal pathway and only a short stroll from Skipperstone Beach which is the new hub for sea swimming and paddle boarding.

So rarely do properties with such a fabulous setting come onto the open market, making this an opportunity not to be missed - therefore early viewing is highly recommended.





- Superb Detached Family Home dating back to 1903

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- Excellent Decorative Order Throughout
  - Drawing Room, Sitting Room and Dining Room
  - Cloaks with low flush suite,
  - Pantry, Utility Room.
  - Consulting Room - ideal for Home Office
  - Entertainment Sized Kitchen/Living and Dining Room leading to Conservatory

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- Five Double Bedrooms
  - Family Bathroom and Shower Room
  - Oil Fired Heating/ Sliding Sash Windows to the Front & Double Glazed to the Rear
  - Full Fibre WiFi

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- Driveway with Ample Parking for Several Cars
  - Detached Double Garage/ Garden Bar/ Summerhouse & Greenhouse
  - Well Tended Gardens in lawns, patio areas etc
  - Sought After Bangor West Location





THE PROPERTY COMPRISES:

## GROUND FLOOR

Double doors to . . .

ENTRANCE PORCH: Original tiled floor. Hardwood front door with leaded and stained glass top light and matching stained glass windows to . . .

ENTRANCE HALL: Original parquet oak flooring, plate rack, cupboard under stairs.

DRAWING ROOM: 19' 11" x 14' 2" (6.07m x 4.32m) (into bay). Art Deco fireplace with granite inset and hearth, dog grate and open fire, cornice ceiling.

SITTING ROOM: 15' 3" x 13' 7" (4.65m x 4.14m) Original carved fireplace and tiled inset, tiled hearth, cornice ceiling, picture rail, spotlighting.

DINING ROOM: 20' 0" x 14' 3" (6.1m x 4.34m) (into bay). Original oak fireplace with tiled inset and hearth, cast iron inset and gas fire, cornice ceiling, ceiling rose and picture rail.

CLOAKROOM: Pedestal wash hand basin, low flush wc, Canadian pine panelled walls.

PANTRY: Display shelving, built-in cupboard and drawers.

CONSULTING ROOM: 11' 6" x 10' 11" (3.51m x 3.33m) Range of units, wash hand basin, ceramic tiled floor.

UTILITY ROOM: 14' 3" x 5' 11" (4.34m x 1.8m) Range of units, plumbed for washing machine and tumble dryer, oil fired boiler, ceramic tiled floor, door to outside.

ENTERTAINMENT SIZED KITCHEN/LIVING/DINING: 28' 4" x 21' 7" (8.64m x 6.58m) (Approximately). Solid wood painted kitchen with excellent range of high and low level units, granite work surfaces, peninsula with breakfast area, Hoover four ring hob, two Hoover ovens, extractor fan and canopy, Blanco double ceramic sink unit with mixer tap, integrated dishwasher, ceramic tiled floor, tongue and groove ceiling, LED lighting, feature fireplace with 'Cardy Timber Over Mantle' cast iron gas fired stove, raised tiled hearth, built-in display cabinet, space for American style fridge freezer.

Living area with steps to . . .

CONSERVATORY: 21' 1" x 15' 1" (6.43m x 4.6m) Chinese slate flooring with underfloor heating, two single doors and one double door to outside.

From hall, Newell post with feature light in handcrafted stained glass, 'well' staircase leading to . . .

## FIRST FLOOR

### MINSTREL GALLERY LANDING:

BEDROOM (1): 16' 10" x 14' 1" (5.13m x 4.29m) Full range of built-in robes, cupboards and bedside cabinets, cast iron fireplace, vanity unit, cornice ceiling.

BEDROOM (2): 16' 10" x 14' 2" (5.13m x 4.32m) Cast iron fireplace, built-in wardrobe.

BEDROOM (3): 15' 4" x 13' 8" (4.67m x 4.17m) Wall to wall range of built-in robes with sliding mirrored doors, cast iron fireplace, cornice ceiling, spotlighting.

FAMILY BATHROOM: Cast iron free standing bath, pedestal wash hand basin, low flush wc, separate fully tiled shower cubicle with thermostatic shower unit, fully tiled walls, tongue and groove ceiling, spotlighting, access to roofspace.

### LUGGAGE CUPBOARD:

HOTPRESS: Built-in shelving, copper cylinder.

BEDROOM (4): 12' 3" x 10' 7" (3.73m x 3.23m) Two built-in robes with sliding mirrored doors, views over Ballymacormick Point.

BEDROOM (5): 11' 7" x 10' 8" (3.53m x 3.25m) Wall to wall range of built-in robes with sliding doors, uPVC double glazed windows.

SHOWER ROOM: Walk-in double shower cubicle with Aqualisa shower unit, low flush wc, floating wash stand, ceramic wood effect tiled floor, tongue and groove panelled walls, extractor fan, spotlighting.

SHOE CUPBOARD: Built-in shelving.

## OUTSIDE











DETACHED GARAGE: 19' 5" x 17' 0" (5.92m x 5.18m) Up and over door, light and power, loft storage above.

Working garden area for potting, patio area.

GARDEN BAR: 19' 9" x 11' 8" (6.02m x 3.56m) Light and power.

Further patio area. Green house. Summer house with light and power. Astro turf barbeque area, plastic oil tank. Twin driveway with two entrances and ample parking for several cars. Well tended gardens in lawns, flowerbeds with a variety of shrubs.

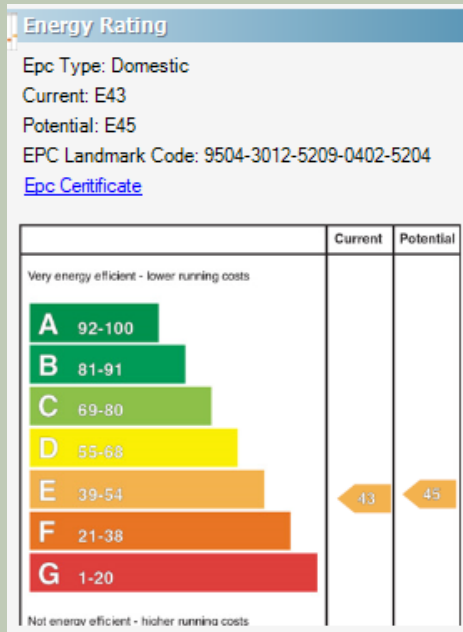






**LOCATION:**

Travelling out of Bangor on the Bryansburn Road, turn right into Farnham Road and Ranfurly Avenue is 2nd avenue on the left. No 8 is on the right hand side.



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
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