



26 BRYANSBURN ROAD

Bangor BT20 3SB

Offers Around

£675,000



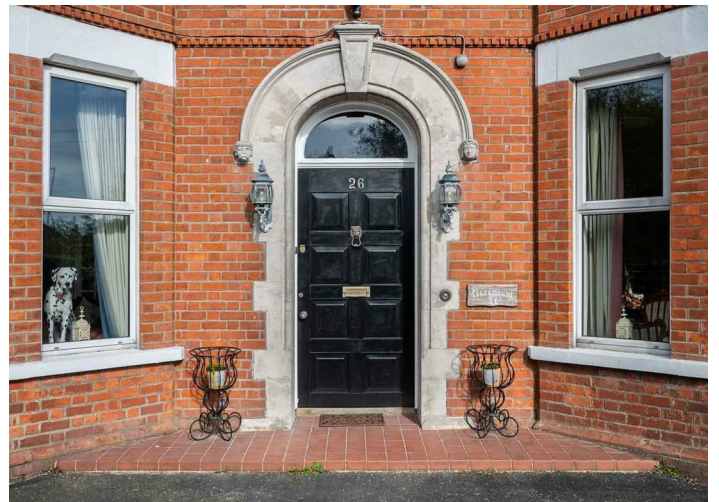
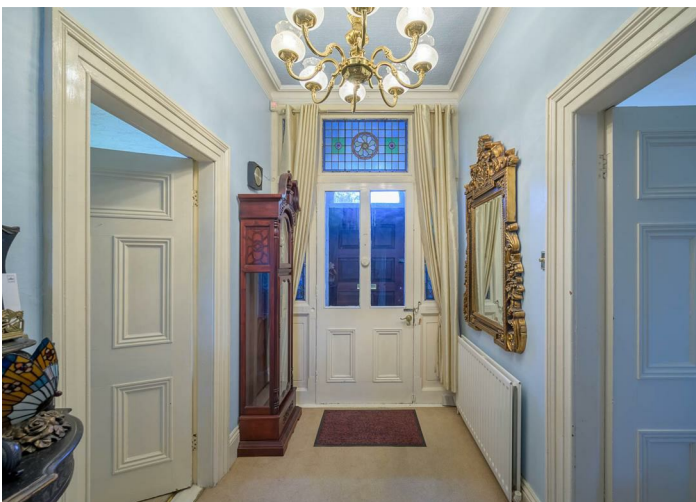
DETACHED

| 5  | 3  | 4 

A prime example of a period home in one of Bangor West's most prestigious addresses, this red brick, double-fronted bay residence offers an exceptional opportunity for those seeking to create a stunning family home. While in need of modernisation, the property retains a wealth of character and period features that perfectly capture the elegance of its era, offering spacious and flexible accommodation across multiple floors.

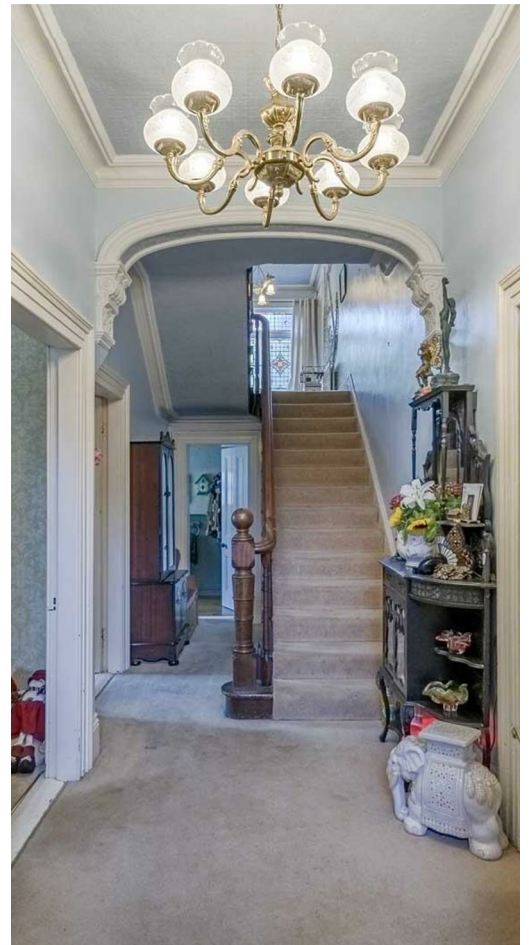
The home's layout is ideal for family living, with multiple reception rooms that provide both formal and informal entertaining space. Central period fireplaces, cornice ceilings, ceiling roses, bay windows, and feature stained glass add character and charm, creating a warm and inviting atmosphere. The conservatory and rear garden extend the living space, offering a perfect connection to the outdoors, while the sizeable kitchen and prep area provide excellent potential for a contemporary family kitchen.

Accommodation spans several levels, including five bedrooms, three bathrooms, and a dedicated office space, making it adaptable to a variety of household needs. The upper floors offer charming bedroom suites, some with en suite facilities and dressing rooms, while versatile attic and landing spaces provide additional storage or potential for further enhancement.



KEY FEATURES

- Red brick, double-fronted bay period home in one of Bangor West's most prestigious locations
- Spacious accommodation over multiple floors, offering versatile living for modern family life
- Five bedrooms, including a primary suite with en suite shower room and dressing area
- Multiple bathrooms, including family and shower rooms, providing practicality for families
- Three reception rooms offering formal and informal living and entertaining spaces
- Period features throughout including cornice ceilings, ceiling roses, bay windows, feature fireplaces, and stained glass
- Conservatory with mature fruiting grapevine linking the home to the rear garden and outdoor space
- Generous kitchen with prep area, ideal for modernising to create a bespoke family kitchen
- Planning Permission previously granted for kitchen extension (now lapsed)
- Dedicated office space or study, suitable for home working
- Attic and landing storage spaces with potential for further enhancement
- Rear garden is private and south-facing with mature planting, lawns, summer houses, and courtyard with outside WC
- Side and front gardens with lawn and mature planting
- Ample driveway parking for several vehicles
- Excellent potential to modernise and personalise while retaining period charm
- Quiet, prestigious residential area with a strong community feel
- Conveniently located near local schools, Bangor town centre, and coastal walks along the North Down coast
- Perfect opportunity to create a stylish, classic family home with character and flexibility



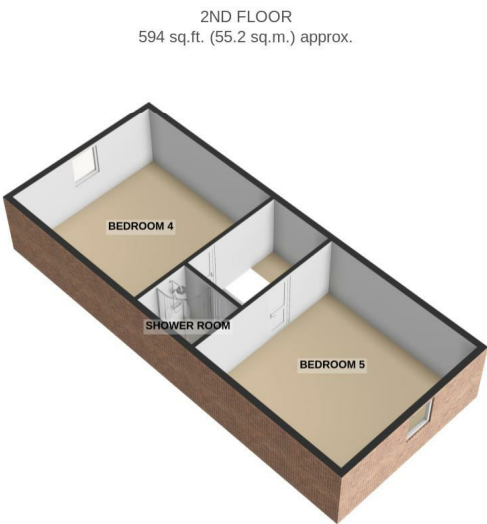
ROOM DETAILS

GROUND FLOOR	First Floor Return	TOP FLOOR
Lounge 19'4" x 16'10"	Office	Bedroom Five 15'8" x 15'7"
Living Room 17'5" x 11'10"	Family Bathroom	Landing
Conservatory 12'11" x 9'11"	SECOND FLOOR	Family Shower Room
Dining Room 18'6" x 15'7"	Second Floor Return	Bedroom Four 15'8" x 15'7"
Downstairs WC and Boot Room	Landing	OUTSIDE
Kitchen 11'4" x 11'4"	Bedroom Three 14'5" x 11'10"	Driveway Parking / Rear Courtyard / Gardens
FIRST FLOOR	Bedroom Two 18'6" x 15'7"	
	Primary Bedroom 19'3" x 15'7"	





FLOOR PLANS



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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DIRECTIONS

Travelling on the Bryansburn Road towards Bangor City Center number 26 is located on your left hand side.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors. Tourism is a big factor in this part of the world.



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

OUR BRANCHES

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