



4 DOWNSHIRE LANE

Bangor BT20 3TY

Offers Around
£450,000



SEMI-DETACHED | 4 | 2 | 3

4 Downshire Lane occupies a prime position within one of Bangor's most sought-after residential areas, offering generous and well-balanced family accommodation arranged over two levels, together with an excellent standard of presentation throughout. The property combines a practical layout with a bright, welcoming atmosphere, ideally suited to modern family living.

KEY FEATURES

- Prime location within one of Bangor's most sought-after residential areas
- Spacious, well-balanced family accommodation arranged over two levels
- Bright and welcoming reception hall creating an immediate sense of space and light
- Seamless flow through principal ground floor rooms for modern family living
- Separate lounge to the front providing a comfortable retreat
- Family room to the rear with direct access to the garden
- Kitchen/dining area at the heart of the home, ideal for day-to-day living
- Separate utility area and convenient ground floor WC
- Four well-proportioned first-floor bedrooms, including principal with en suite facilities and dressing room
- Spacious family bathroom serving the remaining bedrooms
- Flexible layout suitable for families, home working, or guest accommodation
- Fully enclosed rear garden with mature planting, perfect for children and outdoor entertaining
- Ample driveway parking for multiple vehicles
- Integral Garage



ROOM DETAILS

ENTRANCE	<i>Lounge</i> 15'2 x 13'7	<i>Family Bathroom</i> 10'1 x 9'5
<i>Front Door</i>		
GROUND FLOOR	<i>Downstairs WC</i> 5'8 x 5'3	<i>Bedroom Two</i> 14'4 x 12'2
<i>Reception Hall</i>		<i>Bedroom Three</i> 11'11 x 11'7
<i>Dining Hall</i>	<i>Landing</i>	<i>Bedroom Four</i> 9'9 x 8'8
<i>Living Room</i> 11'11 x 11'7	<i>Principal Bedroom</i> 13'7 x 11'5	OUTSIDE
<i>Kitchen</i> 15'2 x 12'2	<i>En Suite Shower Room</i>	<i>Driveway Parking & Gardens</i>
<i>Utility Room</i> 6'10 x 5'9		



DIRECTIONS

Travelling on Maxwell Road towards Bangor City Centre turn left onto Downshire Road and take the second right onto Downshire Lane. Number 4 is located on your right hand side.



THE LOCAL AREA

A vibrant seaside town on Belfast Lough, Bangor offers the perfect mix of coastal living and community warmth. Its lively marina, cafés, and shops make it a favourite spot for locals and visitors alike. Families love the great schools, parks, and outdoor spaces, from Pickie Fun Park to Ballyholme Beach. Regular trains and road links provide an easy commute to Belfast and beyond. With stunning sea views and a relaxed pace of life, Bangor is a wonderful place to call home.



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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