



3 CARISBROOKE TERRACE

BANGOR BT20 5JA

Offers Around

£499,950



HOUSE - TERRACED | 5 🏠 | 2 🚿 | 2 🚻

This is a rare opportunity to acquire an outstanding extended Victorian terrace family home, full of charm and character, set on an elevated site with arguably some of the finest views in North Down, overlooking Belfast Lough, the Long Hole, Irish Sea and Antrim coastline. The property also benefits from an excellent degree of privacy.

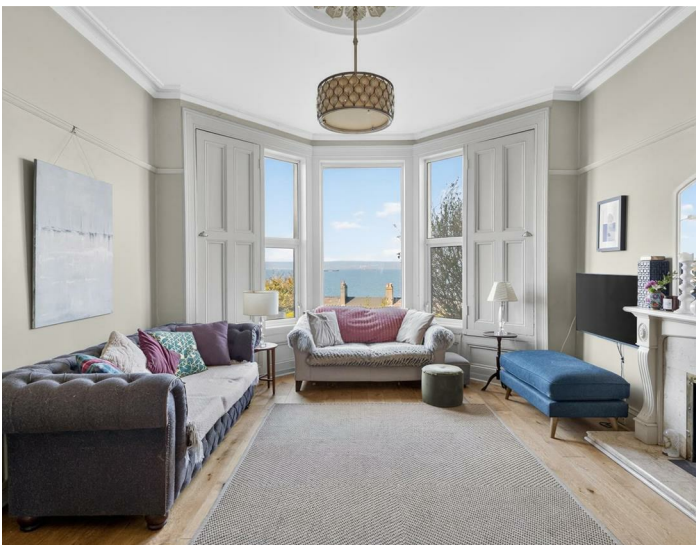
Sympathetically modernised, the home retains many original period features including corniced ceilings, working window shutters, terrazzo flooring and solid wooden floors. Tucked just off Clifton Road, its discreet setting enhances its appeal in an area where properties rarely come to market.

The accommodation is bright, spacious and flexible throughout. The ground floor includes a drawing room with solid oak flooring and open fireplace, leading through to a dining room with wood-burning stove and into a double-height cathedral-style conservatory. This in turn opens to a stylish kitchen with solid oak flooring and quartz worktops.

On the first floor are two well-proportioned bedrooms, including a main room with marble fireplace and stove (also suitable as a second reception room), along with a bathroom and separate WC. The second floor offers two further bedrooms, one with an adjoining dressing room/study with potential for an en suite (subject to approvals).

Externally, there is a front garden and patio ideal for enjoying the views, while the rear features a charming mews-style garden with planted areas, barbecue space and seating. There is allocated parking for one car outside the property and additional parking on Lower Clifton Road. Additional benefits include gas heating, double glazing, ground floor WC, laundry room and a bar with stove, perfect for relaxing or entertaining.

Conveniently located close to local amenities including yacht clubs, Bangor Golf Club, the marina and Bangor town centre, this exceptional coastal home is expected to attract strong interest. Early viewing is highly recommended.



KEY FEATURES

- Stunning Extended Victorian Period Family Mid Terrace Home in Prime Exclusive Location
- Magnificent Elevated Site with Breathtaking Views
- Period Features in Excellent Order Such as Cornice Ceiling, Working Window Shutters and Terrazzo Flooring
- Ground Floor Drawing Room with Solid Wooden Floor, Attractive Fireplace and Open Fire
- Drawing Room Open Plan to Dining Room with Solid Oak Wooden Floor and Cast Iron Wood Burning Stove
- Conservatory Sun Room with Cathedral Style Double Height Ceiling and Solid Oak Wooden Floor
- Kitchen with Solid Oak Wooden Floor and Quartz Work Surfaces
- Four Well Proportioned Bedrooms, Two on the First Floor and Two on the Second Floor, Which Includes Main Bedroom with Marble Fireplace and Cast iron Wood Burning Stove
- Main Bedroom Could Also Be Used as an Additional Reception Room
- One of the Second Floor Bedrooms Has an Adjoining Dressing Room/Study Which Could be Incorporated into the Bedroom or Used to Install an En Suite Subject to Necessary Approvals
- Bathroom with Four Piece Suite to Include Bath and Separate Shower
- Additional Downstairs WC and Separate WC
- Phoenix Gas Heating
- Double Glazed Windows
- Mature Beautifully Presented Front Garden in Lawns with Seating Area to Take in the Breathtaking Views
- Additional Lower Terrace Garden
- Enclosed Rear Mews Style Garden with Barbecue Area and Seating
- Self Contained Bar with Cast Iron Stove, Built-in Seating, Light and Power, Excellent for Unwinding or Entertaining
- Allocated parking for one car outside the property and additional parking on Lower Clifton Road



ROOM DETAILS

GROUND FLOOR

Entrance

Reception Porch

Reception Hall

Drawing Room

15'9" x 13'1"

Dining Room

11'7" x 11'1"

*Conservatory Sun
Room*

Kitchen

19' x 13'9"

Ground Floor WC

FIRST FLOOR

RETURN

Bathroom

Laundry Room

WC

FIRST FLOOR

*Principal Bedroom /
First Floor Drawing
Room*

19'0 x 17'5"

Bedroom Two

11'7" x 11'2"

SECOND FLOOR

Bedroom Three

12'2" x 11'2"

*Dressing Room /
Study*

13'9" x 9'2"

Bedroom Four

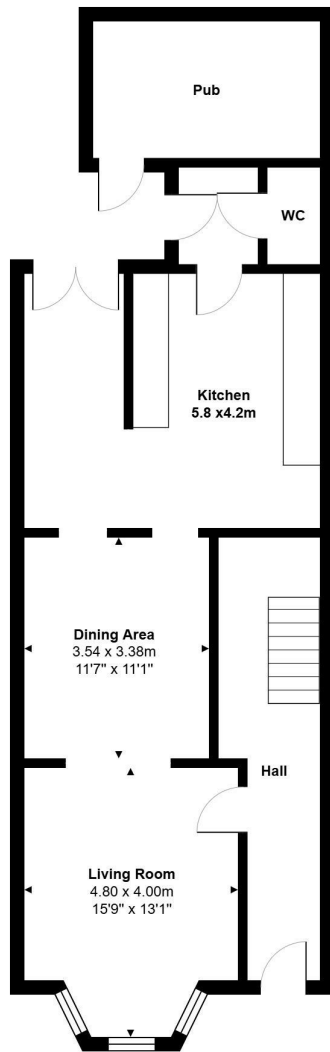
13'9" x 9'2"

OUTSIDE

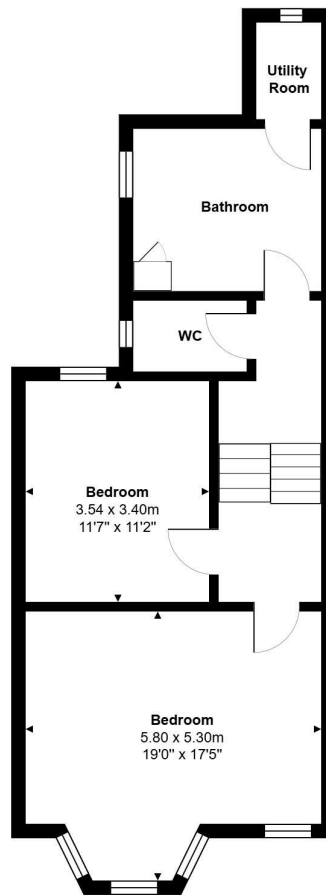




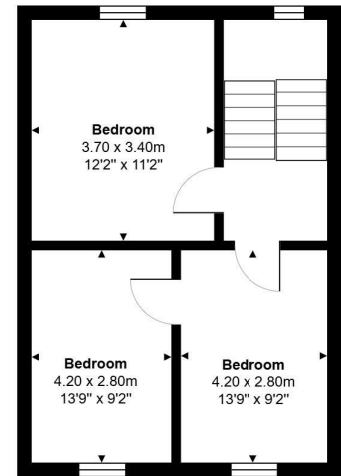
FLOOR PLANS



Ground Floor



First Floor



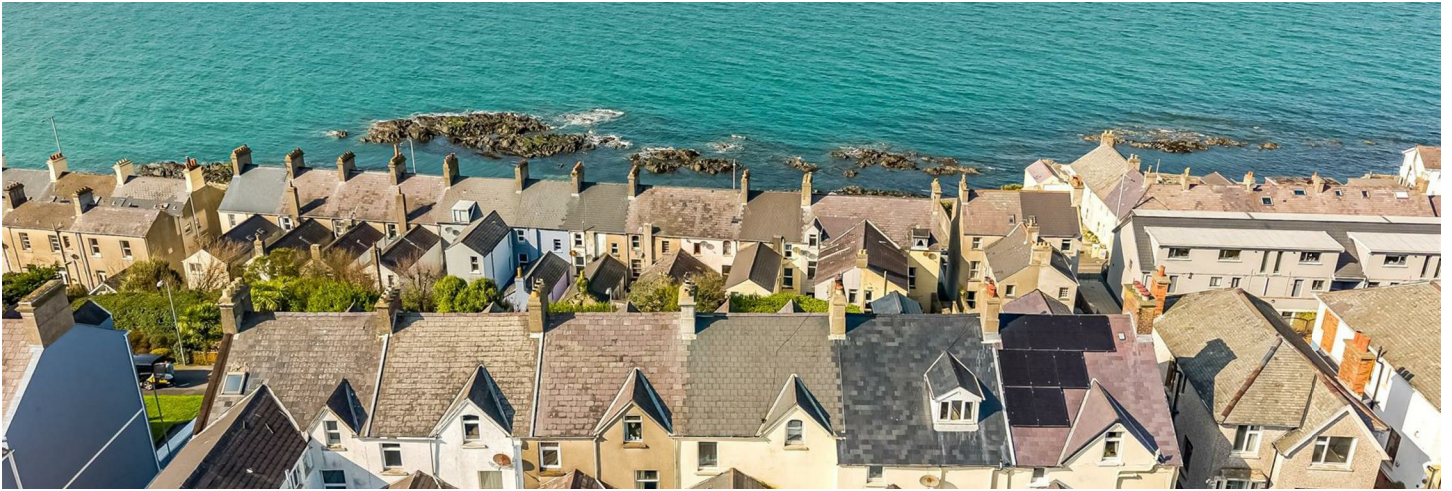
Second Floor

All measurements are approximate and for display purposes only



DIRECTIONS

Heading along Clifton Road, towards Royal Ulster Yacht Club, turn left into the no-through road Upper Clifton. At the end turn right onto Carrisbrooke Terrace.



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 when the sun shows its face. 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		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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