

「 DOWNSHIRE ROAD 」



Welcome Home



## 25a Downshire Road, Bangor.

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*3400sq ft of living space, over 3 floors*



*Minutes from sandy beaches, sailing clubs, open sea swimming and the coastal path.*



*Excellent commuter links to Belfast and beyond, by train, bus and road.*



*Close to award winning bistros, delicatessens, coffee shops and restaurants.*





## A Coastal Retreat

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*Coastal living is easy to embrace in Bangor.*

*25A Downshire Road is within easy walking distance of Bangor town centre, as well as being a short stroll to the coastal path and Belfast Lough. Hollywood, Newtownards and Belfast are all within easy commuting distance by road or rail.*

*From the eclectic range of cafes and delicatessens, golf clubs and cinema to high street stores, prestigious schools and colleges, award winning restaurants and pubs, Bangor has all the facilities and amenities for an aspirational lifestyle yet with the warmth of a cheerful seaside town.*

*The sought after location has its own stylish marina and sandy beaches for building sandcastles or taking a refreshing dip, with the two sailing clubs taking to the seas all year round.*







*For over 90 years, Dunlop Homes has been the byword for quality, stylish homebuilding in Northern Ireland, providing generations of families with homes of distinction, in desirable locations.*

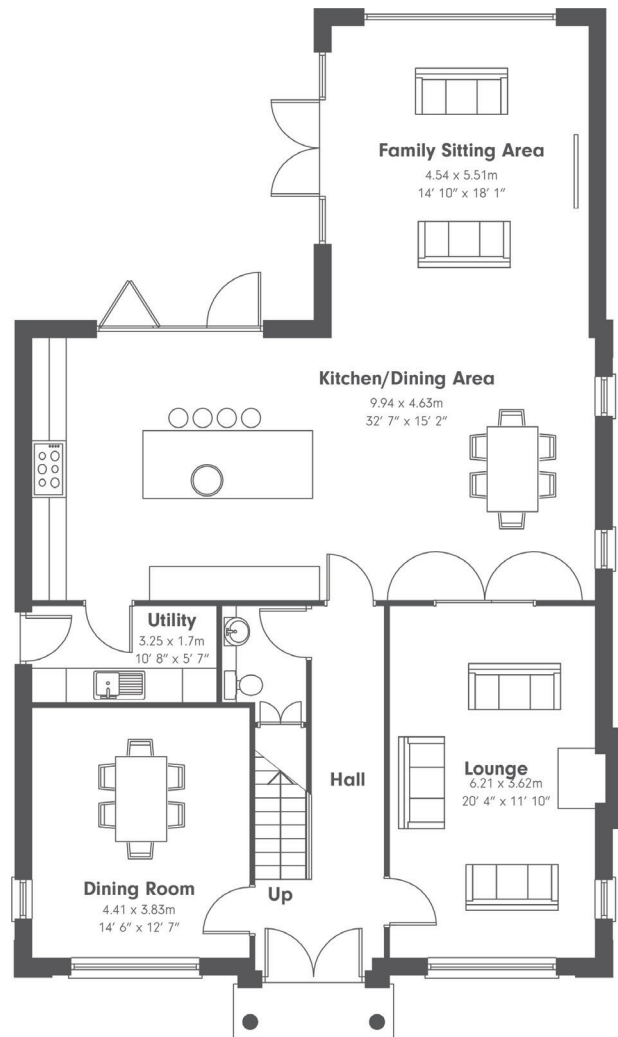
*25A Downshire Road is an outstanding detached home in the highly sought after area of Bangor West.*

*Tucked away in a quiet private lane, this exceptional home has been carefully crafted and designed to blend seamlessly into the area, with styling that will stand the test of time.*

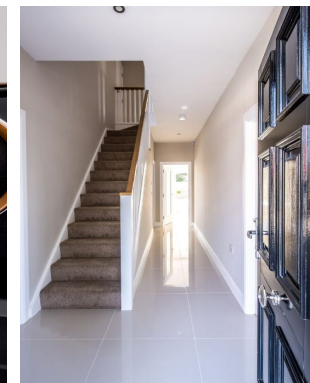
*Every element of 25A Downshire Road has been meticulously finished by our craftsmen and award winning master builders, and this is a unique opportunity to acquire an exceptional family home.*



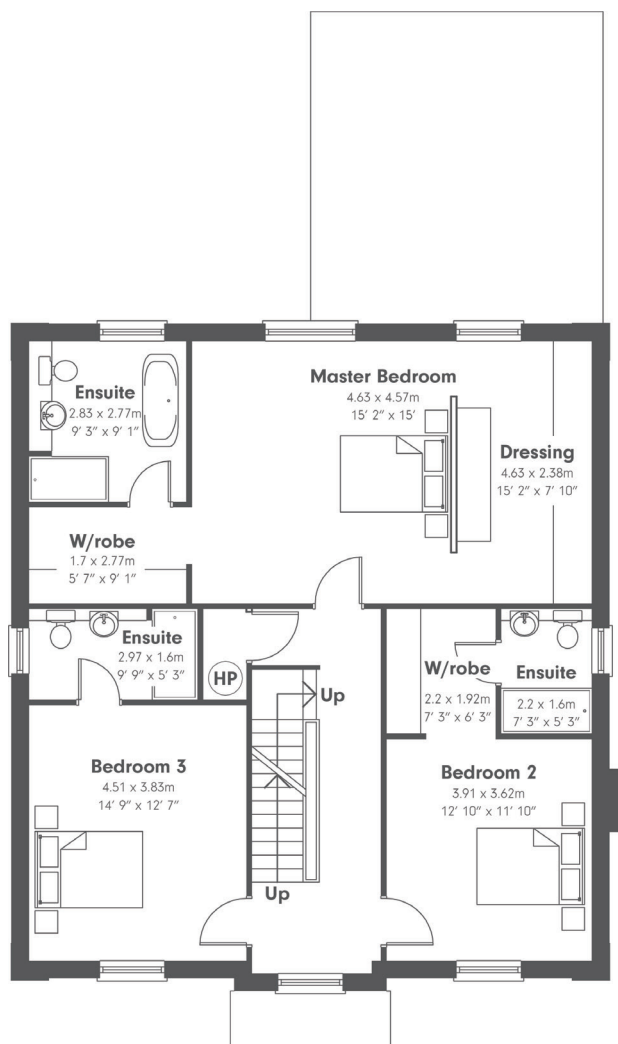
## Ground Floor Plan



25A Downshire Road offers the perfect balance of space and practicality for your modern family lifestyle. From the electric gates to your private driveway, to the double entrance doors, this house has obvious kerb appeal. Upon entering through the front doors, the cream ceramic floor tiles and high ceiling height enhance the sense of light and space throughout the hallway. To the left, the first reception room is generously sized and would make a wonderful family room, dining room or home office. To the right of the hall is the living room with the option of a feature fireplace, offering the space you need to unwind and relax, with double doors leading into the kitchen. The large open plan kitchen/living/dining room opens onto the landscaped back gardens. French and Bifold doors create brightness throughout, and the sleek, contemporary kitchen features state of the art Die Dietrich appliances, Bluetooth Sound system and underfloor heating. On the ground floor, you'll also find a utility room and downstairs WC.



# First Floor Plan

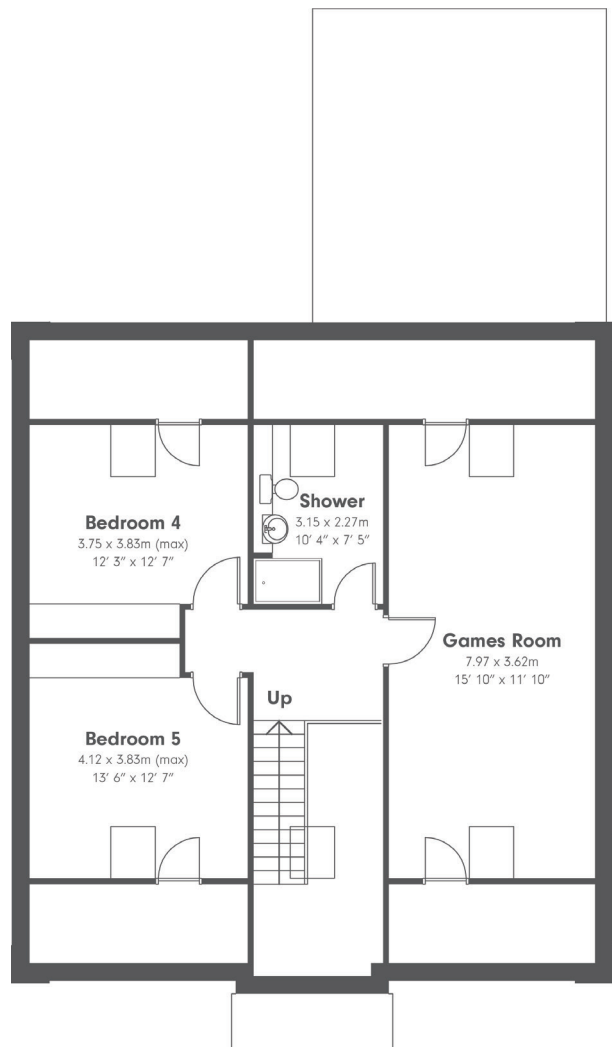


On the first floor, you'll find 2 good sized bedrooms, complete with their own en suite bathrooms.

The master suite is also on this level, with views through the Juliet balcony over the garden towards Bangor Marina. This spacious suite comes with two separate dressing areas and a full sized bathroom with free standing bath tub - perfect for leisurely soaks.



## Second Floor Plan



*There are an additional two bedrooms on the second floor, plus a wonderfully large games room.*

*The practical necessities have also been considered, with a generously proportioned shower room and plenty of eaves storage.*













