

# RODGERS & BROWNE



25 Maxwell Road  
Bangor, BT20 3SG

*offers around £850,000*

**SOLD**



## THE OWNERS PERSPECTIVE...

*"This has been a fantastic family home for us and our three young daughters. We immediately loved the tree lined streets of the area with the large variety of unique houses, many with historical features. It's a large property and I still wanted it to feel warm and cosy so we kept the open fire in the living room.*

When we had the garden landscaped we made sure to keep plenty of lawn for our children to have space to play. The open plan family kitchen for us has been a great addition for modern day living. We have been very happy here and hope the new owners love it as much as we have"



76 High Street, Holywood, BT18 9AE

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Drawing room



Dining room



Entrance hall



Feature stone fireplace

### THE FACTS YOU NEED TO KNOW...

Contemporary detached family home which has been finished to an exceptional standard throughout

Fully renovated and extended by the current vendors offering bright and spacious accommodation

Elegant entrance hall with an oak and glass staircase to the first floor

Dual aspect drawing room with contemporary Portuguese limestone fireplace and French doors to the gardens and patio areas

Family room with handcrafted built-in units incorporating drawers, cabinets, open shelving, desk unit and mood lighting.

Exquisite open plan kitchen/living/dining space with a hand crafted kitchen by Creative Living with an attention to detail very rarely found

The kitchen is finished with two tone large shaker units with exposed hinges, Smeg appliances, large breakfast bar area, feature barrel cupboards all opening to casual dining and living

Sliding glazed doors from the kitchen offering direct access to the patio and garden

Five bedrooms, main suite with handcrafted dressing room by Creative Living and contemporary ensuite, the guest bedroom is adaptable with either dressing room or sitting room off

Large family bathroom

First floor balcony with access via the main bedroom and landing

Landscaped garden surrounding the house with three entertaining patio with different themes, mature borders and rolling lawns all taking advantage of its aspect

Tarmac driveway with parking for four cars, accessed via contemporary electric gates

PVC double glazing and fascia and soffits

Only minutes from Stricklands Glen, the coastal path and Bangor tennis club

Bangor City boasts an array of cafes, restaurants and amenities to suit all

Access to Belfast City centre and the George Best City Airport is made easy via road or rail





Living area



Family room



## The Property Comprises...

### GROUND FLOOR

Raised steps leading to panelled door with side and top lights to:

#### BRIGHT AND SPACIOUS ENTRANCE HALL

Staircase to first floor with white oak handrail, Newel post and glass panelling, cornice ceiling.

#### CLOAKROOM

Comprising low flush wc, pedestal wash hand basin with mixer tap, ceramic tiled floor, fully tiled walls with mirror inset, low voltage lighting.

#### DRAWING ROOM

21' 5" x 11' 11" (at widest points) (6.53m x 3.63m)  
Contemporary stone fireplace and matching hearth, open fire, feature radiator, French doors to patio and garden with top light.

#### FAMILY ROOM

13' 6" x 11' 9" (4.11m x 3.58m)  
Extensive range of handmade built-in cupboards finished with panelled doors, high level open shelving with mood lighting, solid oak tops, desk area, feature radiator, cornice ceiling, oak glazed doors leading to:





Stunning kitchen



## The Property Comprises...

### GROUND FLOOR

#### STUNNING KITCHEN/LIVING AND DINING

29' 10" x 26' 8" (at widest points) (9.09m x 8.13m)

Stunning hand crafted kitchen in two tone colours with exposed hinges, extensive range of high and low level units, light display cabinets, under unit lighting, granite worktops with Neff induction oven, mirrored splashback and concealed extractor above, two eye level Smeg ovens and a Smeg steam oven, plate warming drawer, integrated fridge and freezer, large central island incorporating breakfast bar, one and a half inset sink unit with mixer and hot tap, feature barrel side units finished in carved oak door and tops, lights over breakfast bar area, concealed waste bin, ceramic tiled floor with under floor heating, fully glazed wall with three sliding doors opening to patio and garden area, low voltage lighting, service door to rear.

#### UTILITY ROOM

9' 5" x 8' 9" (2.87m x 2.67m)

Range of high and low level cream cabinets, granite effect worktops, inset sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, low voltage lighting, open hanging space.





Main bedroom

## The Property Comprises...

### FIRST FLOOR

#### BRIGHT AND SPACIOUS LANDING

Access to roofspace. Extensive glazing overlooking the garden, sliding doors to balcony with enclosed sitting area, composite decking and etched glass surround.

#### MAIN BEDROOM

17' 8" x 12' 8" (5.38m x 3.86m)

Stunning hand crafted triple wardrobes with mirrored and panelled doors, low voltage lighting, wall lighting, two feature radiators, sliding door to balcony, concealed sliding door to:

#### DRESSING ROOM

12' 4" x 9' 4" (3.76m x 2.84m)

Extensive range of floor to ceiling wardrobes with mirrored insets, sitting area with cupboards below and open glass shelving with mood lighting, low voltage lighting.

#### LUXURY WET ROOM

10' 7" x 9' 2" (3.23m x 2.79m)

Quadruple shower area with large over drencher and telephone shower, two inset tiled shelves, closed couple ? low flush wc, contemporary wall hung sink unit with mixer tap, wood finished cabinet below, glass tiled splashback, feature chrome heated towel radiator, low voltage lighting, ceramic tiled floor, wall mounted mirror with sensor lighting and demisting.

#### BEDROOM (2)

13' 6" x 11' 10" (4.11m x 3.61m)

Access to:

#### DRESSING/SITTING ROOM

12' 11" x 9' 10" (3.94m x 3m)

French doors to Juliet balcony.

#### BEDROOM (3)

12' 6" (into bay) x 11' 11" (3.81m x 3.63m)

#### BEDROOM (4)

11' 10" x 7' 2" (3.61m x 2.18m)

#### BEDROOM (5)

7' 0" x 6' 10" (2.13m x 2.08m)

#### BATHROOM

11' 10" x 7' 2" (3.61m x 2.18m)

White suite comprising feature deep fill panelled bath with mixer tap and telephone shower, double shower cubicle with over drencher and telephone shower, drying area, low flush wc, wall mounted sink unit with mixer tap, fully tiled walls, vaulted ceiling, two double glazed Velux windows, two inset mirrors, wall mounted chrome heated radiator, ceramic tiled floor.



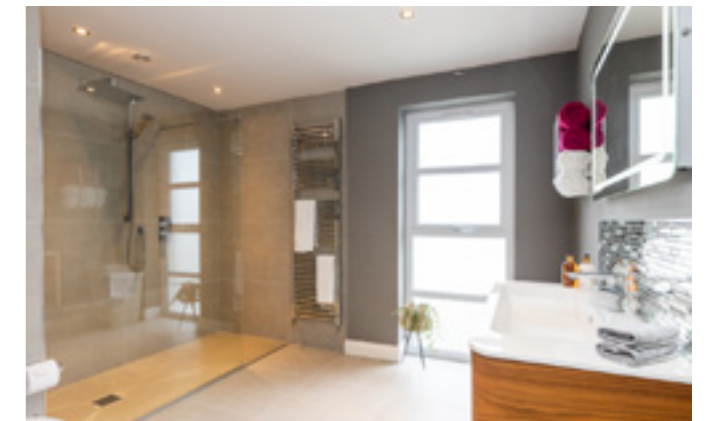
Dressing room

### Outside

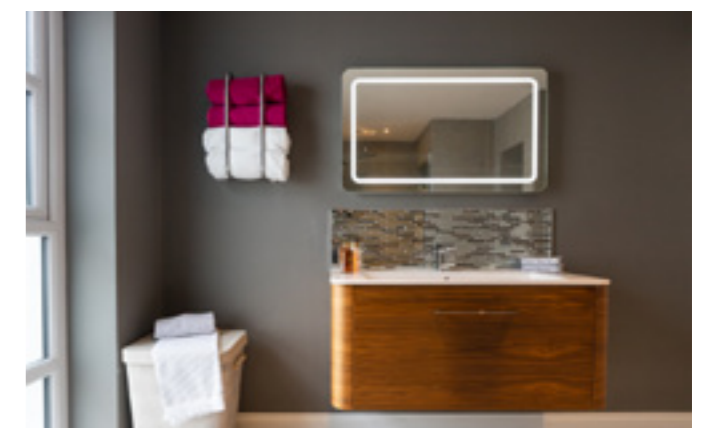
Extensive landscaped gardens surround the house with mature borders, approached via contemporary gates to a tarmac driveway with parking for up to four cars. Rolling lawns with mood lighting and three large entertaining patios to take full advantage of our summer weather. The aspect also takes full advantage of the sun rotation from morning to night.

#### CONVERTED GARAGE TO STORE

Electric up and over door. Light and power.



Luxury wet room







Bathroom



Guest bedroom



Bedroom three



Bedroom four



Dressing room/sitting room off guest bedroom



Balcony

## Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rogersandbrowne.co.uk](http://rogersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   c
55-68	D	66   d	
39-54	E		
21-38	F		
1-20	G		

### TENURE

Leasehold

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2022/2023 is £2,900.00.

### VIEWING

By appointment with **RODGERS & BROWNE**.



# Location

Travelling from Bangor town centre along Queens Parade continue onto Grays Hill, second right into Princetown Road, continue on this road which then becomes Maxwell Road and No 25 is situated on the left side.



**Sales  
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Property Management**

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