

simon**BRIEN**
RESIDENTIAL

'Cortmerron'
16 Raglan Road,
Bangor, BT20 3TL



Asking Price £750,000

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KEY FEATURES

- Stunning Victorian Period Home In Bangor West
- Set On Generous Site Only A Couple Of Minutes' Walk From The Shore Paths And Marina
- Excellent Family Accommodation Set Over Three Floors
- Entrance Porch Leading To Large Reception Hallway
- Formal Dining Room With Feature Fireplace And Bay Window
- Living Room With Ornate Fireplace
- Large Kitchen With Built In Appliances Open To Family Room And Casual Dining Area With Doors To Patio And Gardens
- Separate Utility Room And Cloakroom
- Five Double Bedrooms
- Two Private Shower Rooms
- Family Bathroom on Return Landing
- Second Floor Bedroom offering Views Over Marina And Bangor
- Phoenix Natural Gas Central Heating
- Private Enclosed Mature Gardens With Sunny Aspect
- Large Garden Room ideal for outdoor entertaining
- Sandstone Patio
- Ample Parking to the side
- Convenient To Bangor, Holywood And Belfast City Centre Via Road And Rail

DESCRIPTION

Situated off Maxwell Road which is one of Bangor's most sought after locations, this is a delightful three bay, two storey Victorian listed residence built c.1880.

The house is one of a semi-detached pair, first shown on the third edition OS map of 1901. The area west of Bangor first began to be developed in the late nineteenth century as the town increased in size and status following the arrival of the railway line in 1865. The houses were built by James Cochran, 'gentleman', who lived at number 14, known as 'Marine Villa' and let number 16, 'Sunnyside Villa' to the minister of Bangor Second Presbyterian church, the Rev William Clarke.

The front of the site is bounded by a rubble masonry wall; yellow brick chamfered piers surmounted by moulded copings, inscribed with "Cortmerron"

Offering a wealth of accommodation which would be ideal for a larger family the property retains many of its original period features including plaster cornices, sash windows, ornate fireplaces and high ceilings.

The accommodation is spread over three floors with generously proportioned rooms ideal for modern living.

All in all, a most impressive Victorian residence occupying an excellent site in one of Bangor's most desirable residential areas which is one of North Down's more impressive residences.

THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE:

Enclosed entrance porch with ceramic tiled floor leading to double doors to Entrance Hall with oak wood floor and corniced ceiling



REAR HALL;

Original tiled floor

CLOAKROOM:

High flush WC, pedestal wash hand basin, chrome towel radiator



LIVING ROOM:

20' 1" into bay x 14' 7" (6.12m x 4.44m)

Marble fireplace with cast iron and tiled inset with open fire. Cornice ceiling, ceiling rose, oak floor



FAMILY ROOM:

19' 2" x 14' 6" (5.84m x 4.42m)

Sandstone fireplace with open fire, cornice ceiling, ceiling rose, oak floor, open arch to;



KITCHEN:

Fitted with range of high and low level units with quartz worksurfaces, central island unit comprising stainless steel, single drainer sink unit with mixer taps. Breakfast bar, built-in dishwasher, gas fired aga, and Fridge Freezer. French windows to rear patio



UTILITY ROOM:
10' 9" x 9' 0" (3.28m x 2.74m)

Fitted with range of high and low level units. Plumbed for washing machine, stainless steel, single drainer sink unit with mixer taps



DINING ROOM:
16' 0" x 11' 10" (4.88m x 3.61m)

Fireplace with cast iron and tiled inset (not functioning)



FIRST FLOOR RETURN

BATHROOM:

White suite comprising of; cast iron bath with mixer taps. Fully tiled shower cubicle with overhead, rain shower, pedestal wash hand basin, ceramic tiled floor, chrome towel radiator



RETURN LANDING

Access to shelved hot-press with pressurised water cylinder



BEDROOM (1):
20' 10" x 14' 7" (6.35m x 4.44m)

Cast-iron fireplace with open fire



BEDROOM (2):
19' 10" x 14' 6" (6.05m x 4.42m)

Cast-iron fireplace



BEDROOM (3):
11' 10" x 14' 10" (3.61m x 4.52m)

Cast-iron fireplace with open fire



BEDROOM (4):
14' 0" x 11' 10" (4.27m x 3.61m)

Cast-iron fireplace



SHOWER ROOM;

Fully tiled shower cubicle, overhead rain shower, pedestal wash hand basin, low flush WC, ceramic tiled floor, partly tiled walls



SECOND FLOOR

BEDROOM (5):
28' 0" x 14' 0" (8.53m x 4.27m)

Sea views over Bangor Marina



LANDING:

Access to large roof space

OUTSIDE

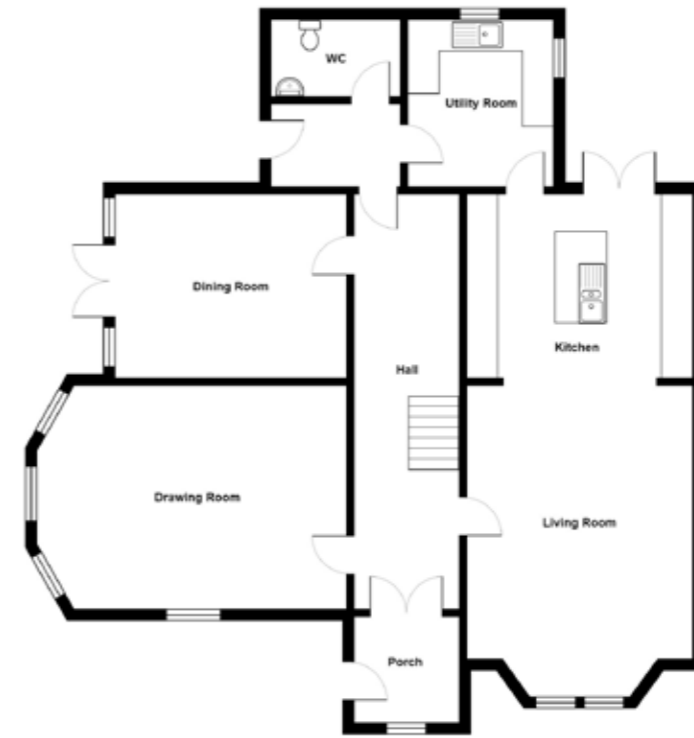
To the rear is a sandstone patio leading to a generous garden with sunny aspect



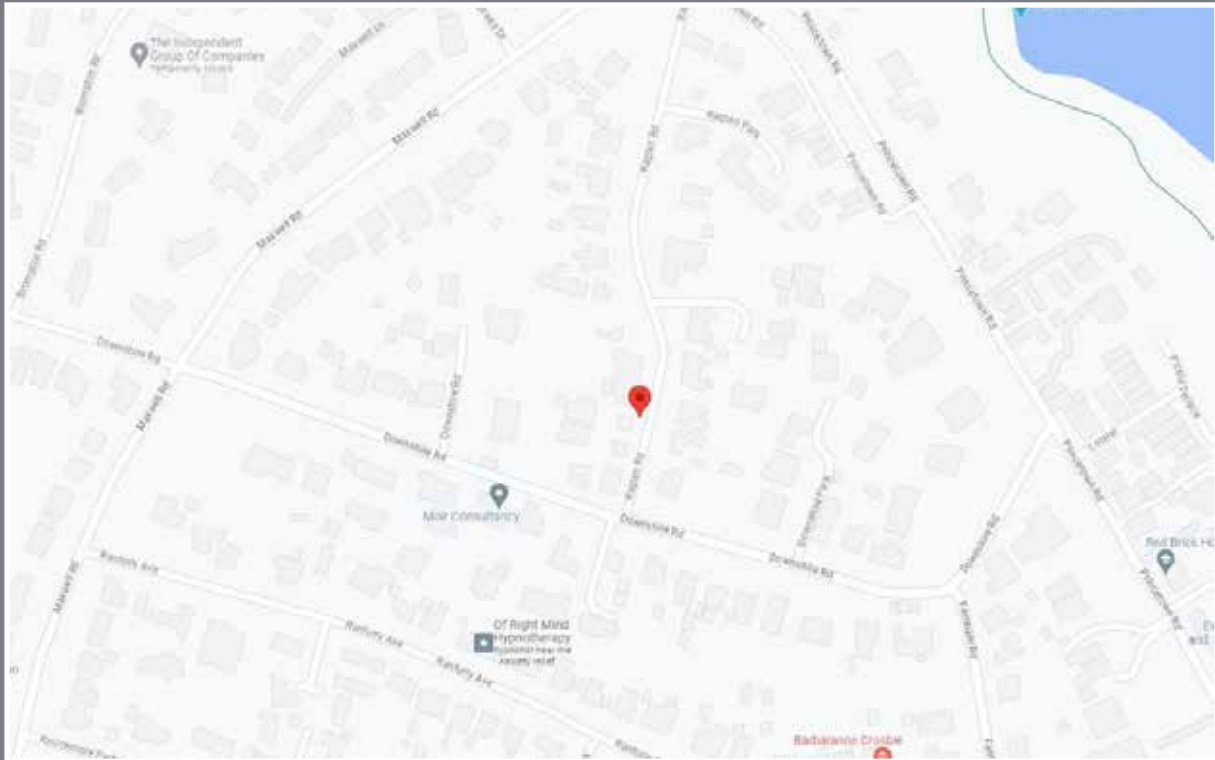


GARDEN ROOM;
20' 0" x 13' 7" (6.1m x 4.14m)

Ideal for outdoor barbecuing and entertainment.
To the front and side is a garden and driveway with ample parking



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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