



MONOCHROME | HOMES

Offers in the region of £899,000

Princetown Road, Bangor West, BT20 3TG

Property Summary

OVERVIEW

A rare opportunity to acquire a distinguished Victorian waterfront residence occupying one of Bangor West's most desirable coastal locations.

Property Details

Enjoying uninterrupted views across Belfast Lough, Bangor Marina and beyond, 100 Princetown Road offers a remarkable combination of period character, mature waterfront gardens and direct access to the shoreline. Unlike many coastal homes, there is no road between the house and the sea, creating a unique relationship with the water and allowing direct private access from the garden to Marine Gardens and the Coastal Path.

The accommodation extends over three floors and has been thoughtfully arranged to provide elegant reception rooms, comfortable family accommodation and highly versatile living space.

Throughout the property, considerable care has been taken to sympathetically restore and preserve its Victorian character.

One of the property's most remarkable attributes is its combination of waterfront tranquility and everyday convenience. Bangor Marina, the Yacht Club, cafés, restaurants, Bangor town centre and rail connections are all within comfortable walking distance.

Disclaimer
Monochrome Homes Sales Limited has been instructed by Independent Property Estates Limited, an estate agency based in Bangor, Northern Ireland, solely to provide marketing and introductory services in connection with this property.

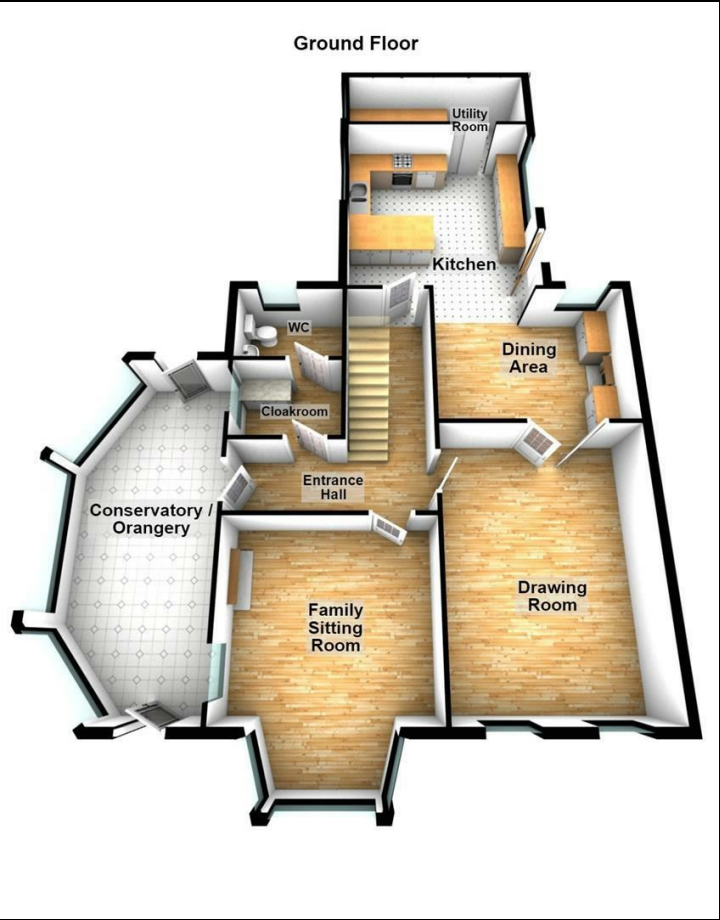
Monochrome Homes Sales Limited is not the selling agent and has not been directly instructed by the property owner. All enquiries, viewing requests, offers and negotiations will be forwarded to Independent Property Estates Limited, who will be responsible for dealing directly with prospective purchasers and for managing the sale of the property.

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All offers are subject to contract and confirmation by Independent Property Estates Limited and the property owner.



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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC	

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