



Ballyholme has long been recognised as one of Bangor's foremost addresses not least for its close proximity to many leading amenities including Bangor town centre and marina, shops, churches, recreational and transport facilities.

The property offers spacious, contemporary living ideal for the modern family requiring a low maintenance, energy efficient home with bright, well proportioned accommodation, all finished and presented to an exceptional standard throughout. Of particular note is the fabulous kitchen with casual dining and family area which opens onto the private, enclosed, easily maintained gardens.

With delightful coastal walks right on your doorstep and the proximity of Ballyholme and the Royal Ulster Yacht Club, the eventual buyer will be guaranteed a stunning home in an enduringly popular and convenient location.

Offers Over
£450,000

1B Second Avenue,
Ballyholme,
Bangor,
BT20 5JZ

Viewing by
appointment
through agent
028 9042 4747



- Exceptionally Well Presented Family Home in a Highly Regarded & Sought After Location
- 4 Double Bedrooms 2 with Ensuite Shower Rooms
- Luxury Family Bathroom with Separate Shower
- Downstairs Cloakroom With WC
- First Floor Drawing Room
- Contemporary Fully Fitted Ground Floor Kitchen with Casual Dining & Family Areas
- Gas Fired Central Heating
- uPVC Double Glazing
- Enclosed Landscaped Low Maintenance Gardens
- Private Driveway to Integral Garage
- Close to a Host of First Class Facilities with Ballyholme & Bangor an Easy Commute via Road or Rail

The Property Comprises:

Ground Floor

ENTRANCE HALL: Understairs storage cupboard, tile flooring, recessed spotlights, access to integral garage.

DOWNSTAIRS W.C.: White suite comprising dual flush wc, free standing wash hand basin, heated towel rail, tiled flooring, extractor fan, recessed spotlights.

KITCHEN/DINING/FAMILY AREA: 22' 8" x 18' 3" (6.91m x 5.56m) (at widest points).

Contemporary kitchen with excellent range of high and low level units, stone work surfaces, integrated sink unit, Siemens five ring gas hob with stainless steel extractor hood, Siemens integrated eye level double oven, recess for American fridge freezer, integrated dishwasher, recessed spotlights, tiled floor, integrated sound system, French doors to rear garden.



First Floor

LANDING: Recessed spotlights.



DRAWING ROOM: 21' 0" x 18' 1" (6.4m x 5.51m) (at widest points). Feature fireplace with stone surround, raised hearth and gas fire, recessed spotlights, integrated sound system.



PRINCIPAL BEDROOM: 18' 0" x 10' 7" (5.49m x 3.23m) Recessed spotlights, integrated sound system.



ENSUITE SHOWER ROOM: White suite comprising corner shower cubicle with thermostatic shower, dual flush wc, free standing wash hand basin, tiled floor, fully tiled walls, heated towel rail, recessed spotlights, integrated sound system.



Second Floor

LANDING: Access to floored roofspace with the potential to convert, airing cupboard, recessed spotlights.

BEDROOM (2): 14' 0" x 10' 6" (4.27m x 3.2m) Recessed spotlights.

ENSUITE SHOWER ROOM: Corner shower cubicle with thermostatic shower unit, dual flush wc, free standing wash hand basin, tiled floor, fully tiled walls, heated towel rail, extractor fan.

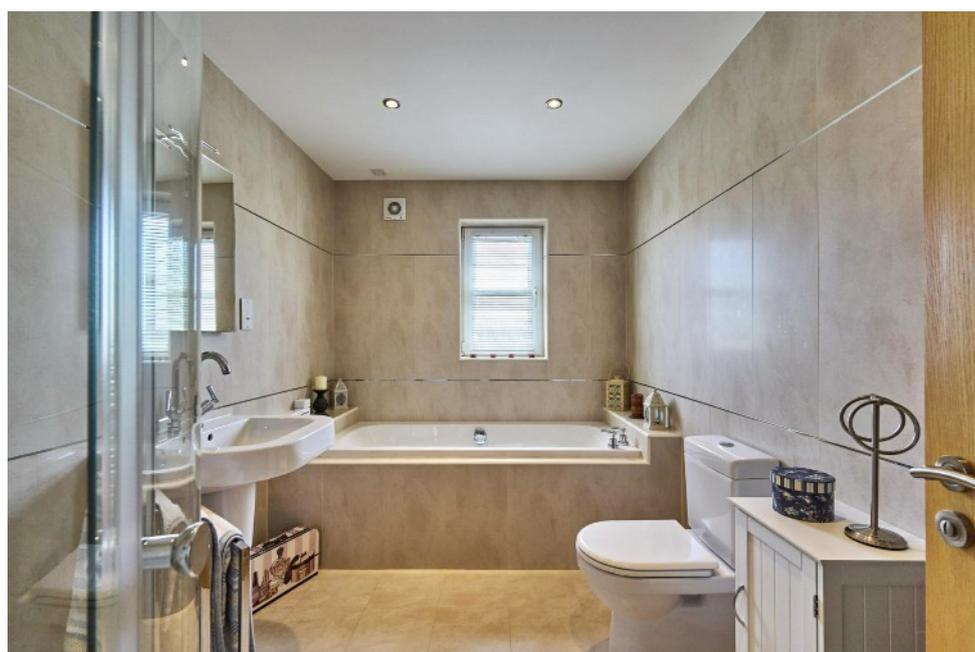


BEDROOM (3): 14' 11" x 10' 4" (4.55m x 3.15m) Recessed spotlights.

BEDROOM (4): 11' 5" x 7' 3" (3.48m x 2.21m) Recessed spotlights.



LUXURY BATHROOM: Comprising tiled panelled bath, corner shower cubicle with thermostatic shower unit, dual flush wc, free standing wash hand basin, tiled floor, fully tiled walls, recessed spotlights, extractor fan.



Outside

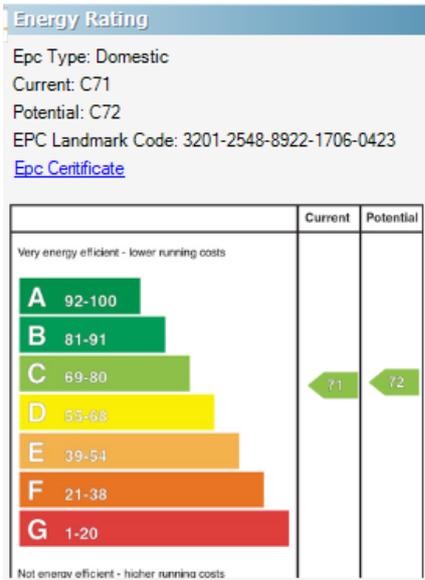
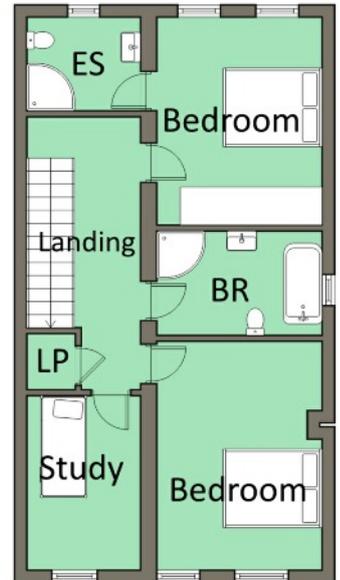
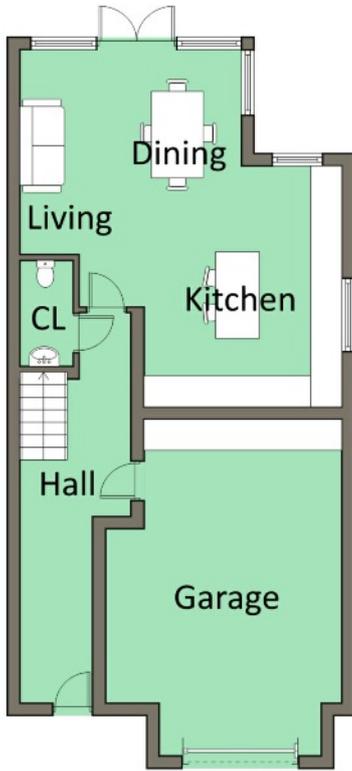
INTEGRAL GARAGE: 22' 5" x 12' 6" (6.83m x 3.81m) Electric roller shutter door, range of high and low level storage, sink, work surfaces, plumbed for washing machine, recess for tumble dryer, electric meter cupboard, gas boiler, tiled floor.

Enclosed rear landscaped garden with patio area and access to brick pavior driveway.



Location:

From Bangor town centre, veer onto Ballyholme Road, continue onto Ballyholme Esplanade and Second Avenue is on right hand side.



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 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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