



5 Ashford Avenue | Bangor | BT19 6DB

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Ashford House

- * Superb extended detached family home located in a very popular area within walking distance to Ballyholme beach
- * Deceptively spacious plot with numerous connected outbuildings offering a range of potential options
- * Well-presented and ready to move into
- * Kitchen with range of units and feature range cooker and breakfast bar, ideal for informal dining
- * Large family room open plan to dining room with doors to the rear garden
- * Five bedrooms providing flexible accommodation
- * Recently fitted luxury bathroom with feature freestanding bath
- * Gas fired central heating & double glazed throughout
- * Owned solar panels providing low cost electricity
- * Front and side gardens laid in lawn with mature trees, shrubs and hedges
- * Superb rear garden space laid in decorative pebbles with outbuildings
- * Conveniently located within walking distance to local primary and secondary schools

Offers Around: £268,950



Instantly Impressive!

This is a fantastic extended detached family home, both inside and out, set in an enviable location close to leading schools with the added bonus of outbuildings and circa 0.25 acres of external space. The property is bright, airy and spacious with superb living space and will suit a wide range of purchasers, ideally those on the hunt for an attractive family home that is convenient to schools and the stunning North Down coastline and commuter routes to Belfast and beyond. The property is perfectly set-up for modern day family life with a choice of reception rooms and five bedrooms so there is plenty of space to relax, play and live in style!

Downstairs comprises of a welcoming entrance hall, a lovely living room/snug with open fire, a kitchen with a feature range cooker and breakfast bar, perfect for informal dining, and an impressive family room open plan to dining room with doors to the rear garden, which is the perfect place to relax while watching the children play. Upstairs comprises of a large master bedroom with built-in robes, four further bedrooms, three with built in robes, a useful second WC and a recently fitted luxury contemporary bathroom with feature freestanding bath with waterfall tap.

Externally to the front and side is a lovely garden laid in lawn with mature trees, shrubs and hedges and a driveway with parking for numerous cars, caravans and boats. To the rear is a private garden laid in decorative pebbles and as this space is accessed from the family/dining rooms, it is the ideal spot to entertain and relax with family and friends. There is also a garage attached to a large outbuilding that has been subdivided into different areas. The site offers circa 0.25 acres of land and there is the potential to convert the outbuilding for various uses such as a workshop, home office or business premises subject to the relevant permissions or redevelopment is also a possibility.

Ashford Avenue is a very convenient and highly sought after location with an excellent range of primary and secondary schools within walking distance. The beautiful beach at Ballyholme is a 10 minute walk away and the lovely coastal village of Groomsport is also close by. With great local transport links and easy access to the ring road, the morning commute to work and school is relatively stress free!



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	72	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



THIS PROPERTY COMPRISES

GROUND FLOOR

Wooden front door to...

ENTRANCE HALL: Understairs cloaks cupboard.

LIVING ROOM/SNUG: (3.57m x 3.47m) Scrabo stone fireplace with wooden mantle and tiled hearth. Gas fire. Parquet flooring.

FAMILY ROOM: (4.75m x 3.19m) Fireplace with wooden mantel, tiled hearth. Gas fire. Open plan to...

LOUNGE/DINING ROOM: (8.56m x 3.17m) Dual aspect windows. Door to kitchen. Sliding doors to rear.

KITCHEN: (5.67m x 3.12m) Range of high and low level cream units, laminate work surfaces, single drainer stainless steel sink unit, plumbed for dishwasher, integrated fridge, integrated freezer, integrated washing machine. Rangemaster Toledo double oven with 5 ring gas hob. Breakfast bar. Recessed lighting. Door to rear.

FIRST FLOOR

LANDING: Storage cupboard. Stained glass window.

BEDROOM (1): (3.60m x 3.00m) Built-in robes with wash hand basin.

BEDROOM (2): (3.39m x 3.18m) Built-in robes.

BEDROOM (3): (3.50m x 3.21m) Built-in robes, desk and drawers unit with wash hand basin.

BEDROOM (4): (3.06m x 2.87m)

BEDROOM (5): (2.32m x 2.14m) Built-in robes

BATHROOM: Contemporary four piece white suite comprising vanity unit with wash hand basin, low flush WC, fully tiled separate shower cubicle and feature freestanding bath with waterfall tap. Chrome heated towel rail, recessed lighting. Fully tiled walls, tiled floor. Underfloor heating.

SEPARATE WC: Contemporary two piece white suite comprising vanity unit with wash hand basin and low flush WC. Part tiled walls, tiled floor.

OUTSIDE

Front and side garden laid in lawn with mature trees, shrubs and hedges. Driveway with parking for numerous cars, caravan, boat etc.

Rear garden laid in decorative pebbles

GARAGE: (8.18m x 4.52m) Electric door with remote control. Light and power. Door into...

STORAGE ROOM: (5.45m x 3.81m) Light and power. Door into...

STORAGE ROOM: (7.90m x 3.52m) Wooden double doors. WC.

SHED: (2.84m x 1.81m) Light.

Tool shed. Boiler house.



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