



55 Grovehill Gardens | Bangor | BT20 4NS

02891 180081 | viewings by appointment 7 days a week

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55 Grovehill Gardens

- * An excellent chain free property in a popular and convenient area of Bangor
- * Lovely living room with feature multi-fuel burning stove
- * Modern kitchen with range of units and dining space
- * Two double bedrooms, one with built-in wardrobes
- * Modern bathroom with three piece white suite
- * Fully enclosed and private rear garden laid in lawn with feature paved patio area
- * Front garden laid in lawn
- * Oil fired central heating and fully double glazed
- * Fantastic location with plenty of convenient amenities nearby
- * Excellent value for money

Offers Around: £115,000



Start Here, Retire Here, Invest Here!

This is a fantastic opportunity to purchase a well-presented property in an ideal location and will appeal to first time buyers, investors or those wishing to downsize as it offers excellent value for money. The property offers bright and spacious accommodation that is ready to move into and the location alone will guarantee a lifestyle that will appeal to all due to its proximity to Ballyholme and a great range of local amenities. The chain free nature is an added bonus and should make for a stress free transaction.

Internally the property comprises of a good sized living room with feature fireplace with multi-fuel burning stove, the ideal place to curl up on those cooler evenings, a spacious, modern kitchen with range of units, dining space and access to the rear garden, a modern bathroom with three piece white suite and two good sized double bedrooms, one benefitting from built-in wardrobes.

Externally there is a front garden laid in lawn with mature shrubs and to the rear is a fully enclosed garden laid in lawn with a feature paved patio area, the perfect spot to relax and enjoy a glass of wine after a busy week at work.

Grovehill Gardens is in a convenient location in Bangor and offers a host of amenities close by. A small shopping village is a few minutes' walk away, as is the coast at Ballyholme. Both Bangor and Ballyholme village are a 10/15 minute walk away and with local public transport and road links to Bangor and further afield, this property will tick plenty of boxes!



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 47 E |
| 21-38 | F | 37 F | |
| 1-20 | G | | |



THIS PROPERTY COMPRISES

GROUND FLOOR

ENTRANCE HALL: UPVC front door. Wooden flooring.

LIVING ROOM: (3.90m x 3.61m) Feature hole in the wall fireplace with multi-fuel burning stove. Tiled hearth. Wooden flooring. Door to...

KITCHEN/DINER: (4.64m x 2.81m) Range of high and low level units with granite effect work surfaces, single bowl stainless steel sink unit with mixer tap, space for cooker, stainless steel and glass extractor hood, plumbed for washing machine, plumbed for dishwasher. Dining space. Understair storage cupboard. Part tiled walls, tiled floor. Door to rear.

FIRST FLOOR

BEDROOM (1): (3.27m x 3.22m) Built-in wardrobe with sliding doors. Walk-in cupboard.

BEDROOM (2): (3.52m x 2.61m)

BATHROOM: Modern three piece white bathroom suite comprising panel bath with plumbed shower, glass shower screen, pedestal wash hand basin, low flush WC. Part tiled walls, tile effect flooring, recessed lighting.

OUTSIDE

Front garden laid in lawn with mature shrubs and plants.

Fully enclosed, private rear garden laid in lawn with raised patio/decking area with feature lighting. Outside light, water tap. Shed. Concealed oil tank.



2 Innotec Drive, Bangor, County Down, BT19 7PD

T: 02891 180081 | 365estateagents.co.uk | info@365estateagents.co.uk

