



4 Greenridge Park | Bangor | BT19 6AN

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4 Greenridge Park

A well-presented, extended detached bungalow in a highly desirable area of Bangor

Adaptable and flexible accommodation to suit growing or established families

Enviably cul-de-sac location, ideal for young families

Spacious living room with feature fireplace and open plan to dining room

Family room with sliding doors to the rear garden

Large kitchen with range of units and breakfast bar for informal dining

Four well-proportioned bedrooms

Large contemporary family bathroom with five piece white suite

Useful guest WC with modern two piece white suite

Large attic room, currently used for storage

Front garden laid in lawn

Paved driveway with parking for 4 cars

Detached garage

Fully enclosed and private south westerly facing rear garden laid in lawn with feature raised flowerbeds and various patio areas

Oil fired central heating and double glazed throughout

Within walking distance to Ballyholme beach

Conveniently located close to leading primary and secondary schools

Priced to allow for upgrades/modernisation

Offers Over: £230,000



Potential, potential, potential!

This is a fine example of an extended detached home that is perfect for buyers who feel driven to unlock the potential this fantastic property offers. Growing and established families will be spoilt for choice with the flexible accommodation on offer, especially the choice of four good sized bedrooms together with the option of utilising the converted attic room to potentially provide a further bedroom and shower room which makes this an ideal proposition for modern family life. The extensive kitchen and adjacent family room also offers any purchaser the option to create an impressive kitchen/living/dining opening onto the raised patio that surrounds the rear of the property. Priced to allow for modernisation, this is a fantastic proposition for those looking to place their own stamp on a spacious family home.

Internally, the property comprises of a bright and welcoming entrance hall with built-in cloak space, a spacious living room with feature fireplace open plan to the dining room and a family room that has sliding patio doors to the rear garden. The highlight of this home is undoubtedly the large kitchen with range of units and breakfast bar which offers the scope to remodel to incorporate the family room to make an impressive space that is ideal for relaxed family living. There are four well-proportioned bedrooms, a spacious family bathroom with five piece white suite and an additional guest WC with two piece white suite. The accommodation is completed by a large attic room that is currently used for storage.

Externally to the front of the property is a garden laid in lawn with mature shrubs, a paved driveway with parking for four cars and a matching detached garage. To the rear is a fully enclosed and private garden laid in lawn with a feature raised flowerbed rocky area. There are two paved patios and an additional wrap around raised patio area accessed from the kitchen and family room. The rear is south westerly facing and receives full sun from mid-morning through to sunset making this the perfect place to relax with family and friends.

Greenridge Park is a convenient and highly sought after location to live and offers an excellent range of primary and secondary schools close by. The beautiful beach at Ballyholme is a 5 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, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	45 E	
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

UPVC front door to...

ENTRANCE HALL: Cloaks Cupboard. Hotpress.

LOUNGE/DINING ROOM: 30' 0" x 11' 10" (9.14m x 3.61m)
Feature stone fireplace with tiled hearth and wooden mantel.
Door to kitchen. Double glass sliding doors to...

FAMILY ROOM: 11' 0" x 9' 0" (3.35m x 2.74m) Sliding patio doors to rear patio and garden.

KITCHEN: 22' 9" x 10' 3" (6.93m x 3.12m) Excellent range of high and low level units with formica work surfaces. Twin inset Franke stainless steel sink unit with mixer tap, built-in eye level double oven, 4 ring ceramic hob, integrated deep fat fryer, extractor hood, plumbed for washing machine, plumbed for dishwasher, space for tumble dryer, space for

fridge/freezer. Breakfast bar. Fully tiled walls, stone floor. Door to rear patio and garden.

BEDROOM (1): 13' 10" x 11' 0" (4.22m x 3.35m)

BEDROOM (2): 17' 0" x 7' 4" (5.18m x 2.24m)

BEDROOM (3): 11' 0" x 9' 3" (3.35m x 2.82m)

BEDROOM (4): 17' 0" x 8' 3" (5.18m x 2.51m) Open tread wooden staircase to...

ATTIC ROOM: 18' 7" x 9' 6" (5.66m x 2.9m) 2 large Velux windows, access to eaves.

BATHROOM: Modern 5 piece white suite comprising panelled bath with mixer tap and telephone hand shower, pedestal

wash hand basin, low flush WC, bidet and fully tiled shower cubicle with shower unit. Fully tiled walls, stone flooring.

GUEST WC: Modern 2 piece white suite comprising wash hand basin with mixer tap and low flush WC. Fully tiled walls, ceramic tiled floor.

OUTSIDE:

Front garden laid in lawn with mature shrubs. Paved driveway with parking for 4 cars.

DETACHED GARAGE: Up and over door. Oil fired boiler. Light and power.

Fully enclosed and private south westerly facing garden laid in lawn with a feature raised flowerbed/rockery. Two paved patio areas and a raised paved patio area. Water tap and outside light.



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