

Apartment 1 Ballyholme View,
262 Seacliff Road, Bangor, BT20 5HT



Asking Price £275,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Superb ground floor apartment with stunning views of Ballyholme Bay
- Hallway, storage cupboard with cloaks space and shelving
- Spacious fitted kitchen open plan to living and dining area
- Living and dining area with feature bay window with views across Ballyholme Beach
- Additional access to Seacliff Road from living room via glazed uPVC door
- Separate utility room
- Master bedroom with bay window and views, and ensuite shower room
- Second bedroom with views
- Bathroom
- Gas fired central heating
- Double glazed windows
- Allocated secure and covered parking space in garage accessed by remote, surface parking outside for visitors
- Lift access available
- Highly desirable and convenient location only a few minutes' walk to Ballyholme Beach, Ballyholme village, Bangor town centre and public transport links

SUMMARY

Ballyholme View is situated on Seacliff Road with stunning outlooks across Ballyholme Bay. This apartment is located on the ground floor with dual access from the secure car park and also from Seacliff Road.

The apartment offers generous accommodation, perfect for comfortable everyday living and entertaining. Comprising of a magnificent open plan kitchen, living and dining space with bay window and exceptional views across Ballyholme Bay; two double bedrooms, both with views and master with ensuite shower room; separate utility room; storage room and bathroom. In addition the apartment benefits from gas fired central heating and double glazed windows. There are two dedicated car parking spaces with the apartment, one is secure, covered and accessed via a remote, and the other is dedicated surface parking.

All in all this is a superb opportunity to acquire an apartment on the Bangor seafront with uninterrupted views across Ballyholme Bay, coastal walks on your doorstep, local amenities and transport networks all within close proximity. It is an ideal purchase for a wide range of purchasers, and early viewing is highly recommended.

THE PROPERTY COMPRISES:

GROUND FLOOR

Front door to:

ENTRANCE HALL:

Storage cupboard with shelving and hanging space.

LIVING/DINING ROOM:

24' 5" x 18' 6" (7.44m x 5.64m) At widest points.

Bay window with stunning views over Ballyholme Bay, recessed lighting, glazed door with access to Seacliff Road.



KITCHEN:**11' 9" x 11' 6" (3.58m x 3.51m)**

Excellent range of fitted high and low level units, stainless steel single drainer sink unit with mixer tap, four ring electric hob with under oven and stainless steel extractor hood, plumbed for dishwasher, space for fridge, space for freezer, partly tiled walls, tiled floor, recessed lighting, storage cupboard with baxi boiler. Open to:

**UTILITY ROOM:**

High and low level units, plumbed for washing machine, wood laminate floor.

**BEDROOM (1):****17' 4" x 10' 9" (5.28m x 3.28m)****Into bay.**

Sea views. Excellent range of built in wardrobes, storage cupboards and bedside tables.

ENSUITE SHOWER ROOM:

White suite comprising: Low flush WC, pedestal wash hand basin, fully tiled corner shower with chrome shower fitment, heated towel rail, partly tiled walls, tiled floor.

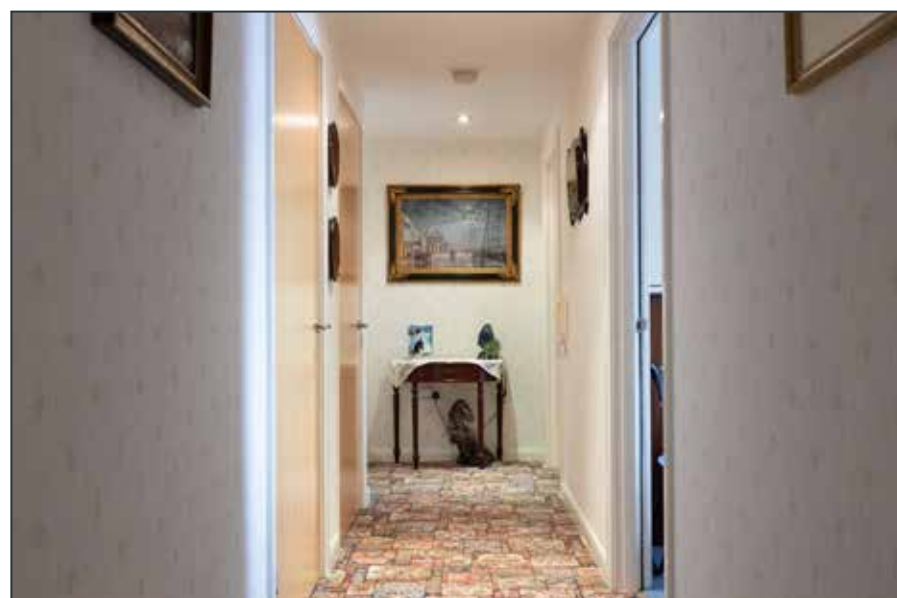




BEDROOM (2):
12' 6" x 8' 1" (3.81m x 2.46m)

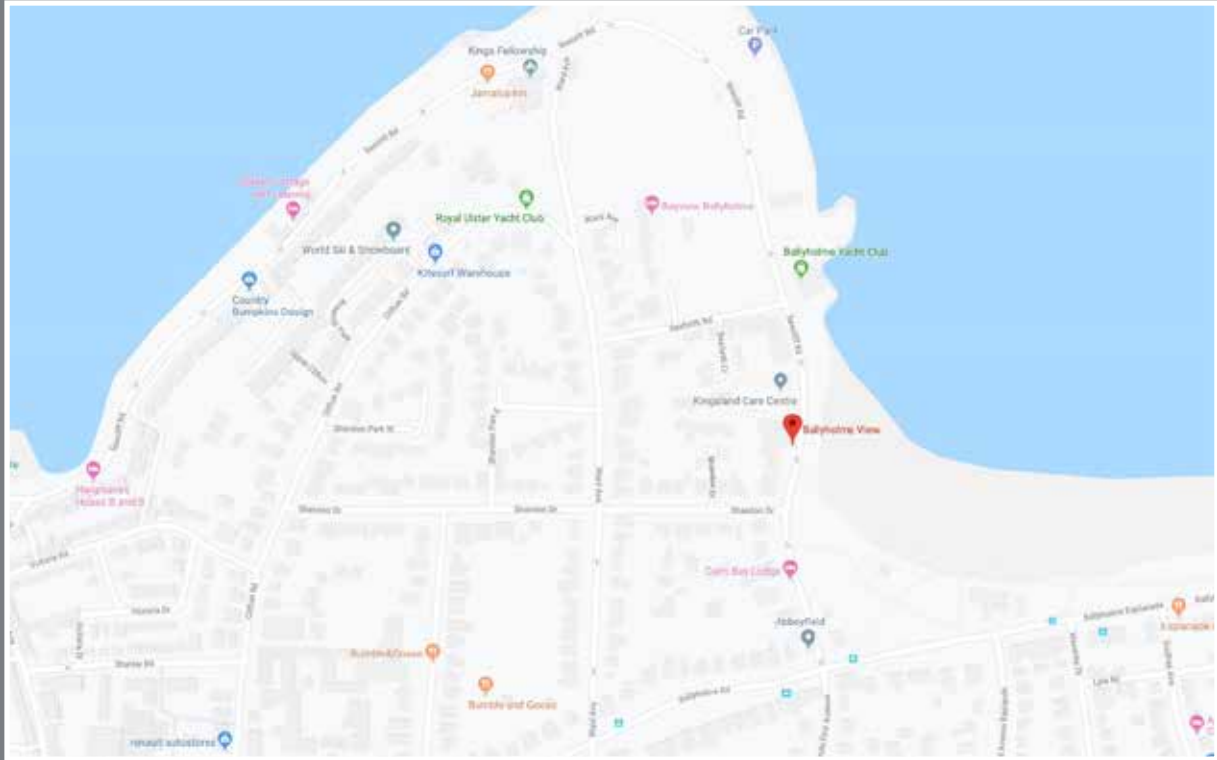
BATHROOM:

Low flush WC, pedestal wash hand basin, accessible bathtub with hand held shower attachment and Jacuzzi features, heated towel rail, partly tiled walls, tiled floor.



All measurements are approximate and for display purposes only.

Location



Location: Seacliff Road, Bangor

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/H/19/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	73	79
D 55-68		
E 39-54		
F 21-38		
G 1-20		

EPC REF: 0959-3053-0228-7901-4980

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.