

159b Groomsport Road,
Bangor, BT20 5NZ



Asking Price £539,950

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Exceptionally well presented detached home with superb views across Ballyholme Bay, Belfast Lough to the Antrim Hills and the Irish Sea
- Nestled with a high quality development of four detached properties
- Accommodation measures circa 3,500 square feet, over three floors
- Two reception rooms including drawing room with open fire opening onto rear garden with superb panoramic views
- Spacious open plan kitchen, living, dining area with gas fire, opening on rear deck and superb panoramic views
- Fully fitted solid oak kitchen with range of integrated appliances
- Six bedrooms over two floors including four bedrooms on first floor including master suite, most benefitting from panoramic sea views
- Potential office/games room with panoramic sea views on second floor
- Contemporary bathroom with white suite including stand-alone bath and separate shower
- Integral single garage with roller shutter door
- Garden to front and rear in lawn with raised deck area, perfect for entertaining and enjoying evening sunsets
- Private driveway for up to 4 cars
- Gas fired central heating

SUMMARY

This exceptionally well presented and recently constructed detached family home boasts superb views across Ballyholme Bay, Belfast Lough to the Antrim Hills and the Irish Sea. Close at hand to Ballyholme's local amenities and Bangor's town centre with its many shops, restaurants and boutiques, an excellent range of primary and secondary schools and delightful coastal walks. A stone's throw from Ballyholme Beach and the village, any discerning purchaser will benefit of from the local conveniences and quality of life that is highly sought after.

Internally, the accommodation measures circa 3,500 square feet and is arranged over three floors, comprising of a spacious open plan living / kitchen / dining room, separate lounge and five / six bedrooms, three of which benefit from ensuite shower facilities. Other benefits include, under floor heating throughout the ground floor, gas fired central heating, double glazing, utility room and integral garage. Externally the property offers gardens in lawns with raised deck area for enjoying sunny afternoons and perfect for entertaining in the summer months.

Finished to an exact specification throughout including solid oak flooring and doors, fully fitted kitchen with range of integrated appliances and modern contemporary bathrooms and ensuites with high quality tiling. With little to do but move in, this home will create an instant interest to the family market and we have no hesitation in recommending your earliest internal appraisal.



THE PROPERTY COMPRISES:

GROUND FLOOR

GLAZED ENTRANCE PORCH:

Leading to:

ENTRANCE HALL:

Tiled floor, recessed lighting, hardwood front door, steps up to:

ENTRANCE HALL:

20' 6" x 7' 5" (6.25m x 2.26m)

Solid Oak strip wood flooring, recessed lighting, service door to:

GARAGE:

17' 11" x 12' 10" (5.46m x 3.91m)

Electric roller shutter door, light and power, Worcester Bosch combi gas boiler, Santon Premier Plus pressurised hot water cylinder, built in storage cupboard.

CLOAKROOM:

10' 8" x 7' 5" (3.25m x 2.26m)

White suite comprising: fully tiled shower cubicle with thermostatic shower unit, Duravit vanity sink unit with built in storage, chrome mixer tap, low flush WC, ceramic tiled floor, tiled splashback, chrome heated towel rail, electric shaver point, recessed lighting, extractor fan, uPVC glazed side door.

DRAWING ROOM:**25' 5" x 13' 10" (7.75m x 4.22m) Into bay.**

Stunning panoramic views over Ballyholme Bay, Antrim coastline and Belfast Lough, open fire with polished marble surround, inset and hearth, corniced ceiling, solid oak strip wood flooring, twin glazed doors to rear garden and raised deck, double doors through to:

**OPEN PLAN KITCHEN LIVING DINING AREA:****28' 5" x 20' 3" (8.66m x 6.17m)**

Excellent range of high and low level solid oak shaker style units, integrated Bosch double oven, Bosch microwave and recess for American style fridge freezer, 1.5 drainer stainless steel Franke sink unit with mixer taps, integrated Bosch dishwasher and 5 ring gas hob with glazed stainless steel extractor hood, recessed lighting, further under unit lighting, granite worktops, island unit with further storage and raised glazed breakfast bar with seating for 2-3 people, ceramic tiled floor, recessed lighting, open to dining space for 8-10 people, excellent, panoramic views across Ballyholme Bay, Antrim coastline and Belfast Lough, further casual seating area with gas fire and stone surround, granite inset and hearth.

UTILITY ROOM:**11' 4" x 7' 7" (3.45m x 2.31m)**

Excellent range of high and low level solid oak shaker style units, recess for tumble dryer and plumbed for washing machine, integral ironing board, single drainer stainless steel sink unit glazed door to side and rear garden, recessed lighting, extractor fan.

Solid oak open tread staircase to:





FIRST FLOOR

MASTER BEDROOM:

20' 8" x 11' 11" (6.3m x 3.63m)

Stunning panoramic views across Ballyholme Bay, Belfast Lough and the North Antrim coastline, excellent range of mirrored sliding robes with hanging rails and shelving.

ENSUITE SHOWER ROOM:

10' 0" x 4' 6" (3.05m x 1.37m)

Excellent walk in fully tiled shower cubicle with thermostatic shower unit, feature vanity sink with circular bowl and chrome mixer tap, built in storage, low flush WC, chrome heated towel rail, recessed lighting and extractor fan, ceramic tiled floor, fully tiled walls.





BEDROOM (2):
17' 11" x 13' 0" (5.46m x 3.96m)

Feature vaulted cathedral style ceiling.

BEDROOM (3):
16' 2" x 14' 1" (4.93m x 4.29m)

Views across Ballyholme Bay, Belfast Lough and the Antrim coastline.

ENSUITE SHOWER ROOM:
9' 8" x 3' 10" (2.95m x 1.17m)

Fully tiled walk in shower cubicle with thermostatic shower unit, Sottini semi pedestal sink unit with chrome mixer tap, low flush WC, chrome heated towel rail, fully tiled walls, ceramic tiled floor, extractor fan, recessed lighting, extractor fan, built in mirrored cabinet.



BEDROOM (4):
22' 0" x 13' 4" (6.71m x 4.06m)
Into bay at widest point.

Laminate strip wood floor, storage into eaves.

ENSUITE SHOWER ROOM:
9' 1" x 3' 10" (2.77m x 1.17m)

Walk in fully tiled shower cubicle with thermostatic shower unit, vanity sink unit with chrome mixer tap, built in storage, low flush WC, chrome heated towel rail, extractor fan, recessed lighting, fully tiled walls, ceramic tiled floor, views over Belfast Lough.



BATHROOM:
10' 0" x 7' 3" (3.05m x 2.21m)

Contemporary modern white suite comprising: feature stand-alone bath with high rise mixer tap, fully tiled shower cubicle with thermostatic shower unit, Duravit Happy D sink unit with chrome mixer tap and built in storage, Duravit low flush WC, fully tiled walls, marble tiled floor, recessed lighting extractor fan, chrome heated towel rail.



Open tread staircase to:

SECOND FLOOR

BEDROOM (5)/STUDY:
20' 8" x 14' 0" (6.3m x 4.27m) At widest points & into bay.

Feature triangular window with stunning views over Ballyholme Bay, storage into eaves.

BEDROOM (6):
14' 8" x 14' 1" (4.47m x 4.29m) At widest points.

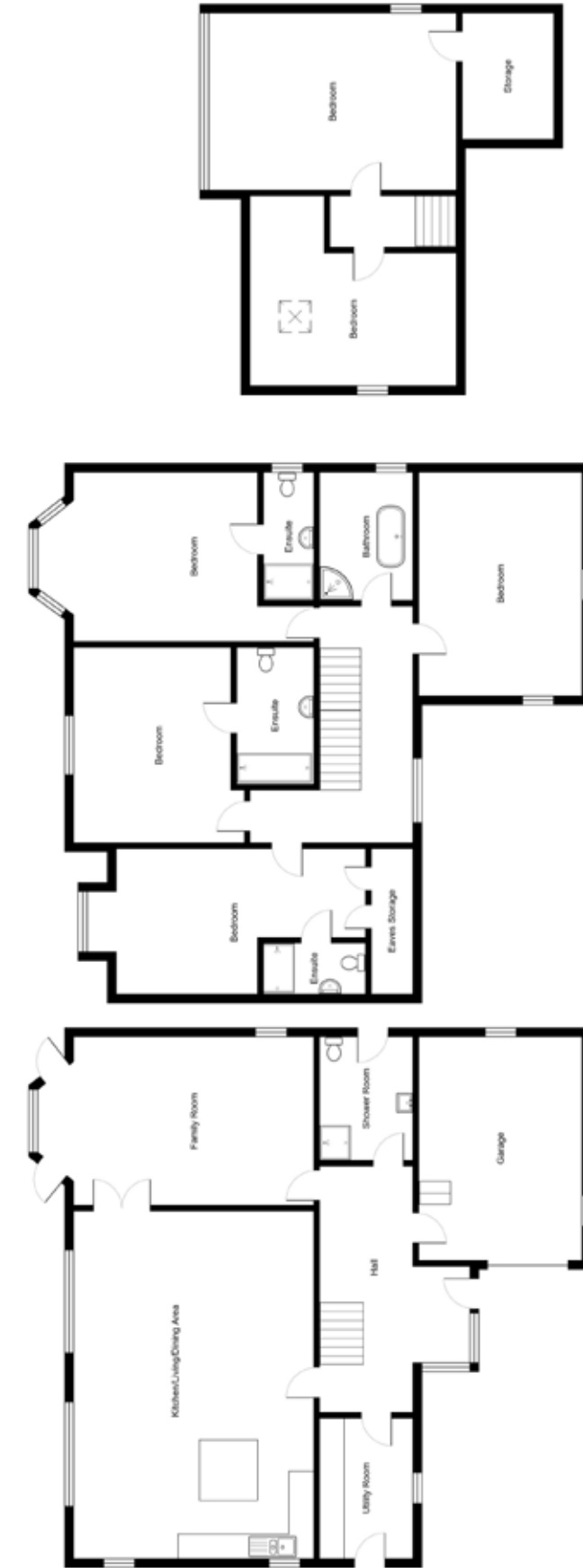
Velux window with views over Belfast Lough and Ballyholme Bay.





OUTSIDE

Shared access leading to private car parking area for multiple cars, pathways and access to rear garden via side gates leading to enclosed gardens in lawn to rear with hedge boundary and views from raised rear patio over Ballyholme Bay and surrounding coastline.



All measurements are approximate and for display purposes only.

Location



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: DB/I/19/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	79	81
D 55-68		
E 39-54		
F 29-38		
G 1-28		

EPC REF: 2989-5022-0298-7508-2940

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.