

3 Seaforth Close,
Ballyholme, Bangor, BT20 5HE



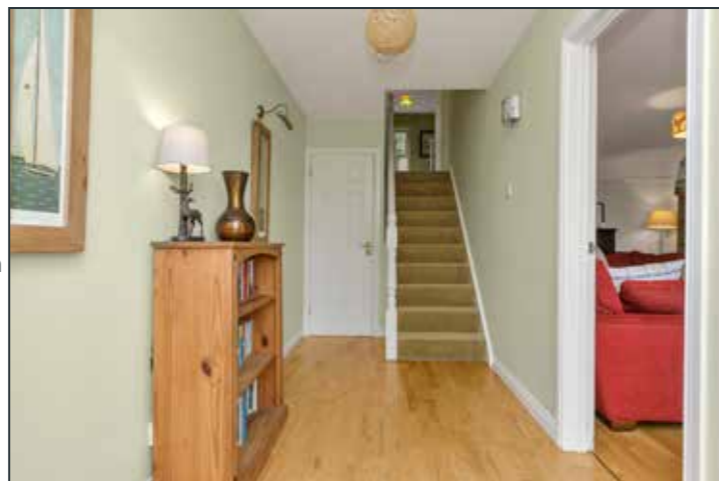
Asking Price £399,950

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KEY FEATURES

- Ideal detached family home within walking distance to Ballyholme Beach and Yacht Club
- Close proximity to a number of schools, shops and restaurants
- Set within a gated development of four detached properties
- Spacious accommodation throughout with two main reception rooms including drawing room and living room
- Open plan kitchen, dining area with solid oak fitted kitchen, 2 oven oil fired Aga and patio doors opening on rear patio and garden
- Four double bedrooms including master with ensuite shower room
- Family bathroom with contemporary white suite
- Oil fired central heating / uPVC double glazed windows



SUMMARY

This superb detached property is ideally located in the heart of Ballyholme, Bangor within walking distance to the shoreline. Set within a gated development of only four properties between Ward Avenue and Seaclyff Road, this exclusive detached family home is yards from Ballyholme Yacht Club and Royal Ulster Yacht Club is only a short stroll away.

Accommodation internally is spacious throughout with two formal reception rooms including drawing room and living room, with spacious open plan kitchen, dining area opening onto the southerly facing rear patio and garden with fitted kitchen, including 2 oven oil fired Aga. In addition there are four double bedrooms set over two floors, including master within ensuite shower room and family bathroom with white suite.

Seaforth Close is in close proximity of a number of schools, shops and restaurants including the renowned Jamaica Inn and Esplanade, Ballyholme. We highly recommend an internal inspection of this fine home to appreciate its surroundings and all it has to offer.



THE PROPERTY COMPRISES:

LOWER GROUND LEVEL

ENTRANCE HALL:

15' 1" x 6' 9" (4.6m x 2.06m)

Hardwood front door and glass side panels, intercom to security gate, oak wood flooring.

CLOAKROOM:

7' 3" x 5' 10" (2.21m x 1.78m)

White suite comprising: Pedestal wash hand basin, low flush WC, extractor fan, area for coat storage, oak wood flooring.

LOUNGE:

19' 9" x 11' 7" (6.02m x 3.53m) Into bay.

Stunning working open cast iron fireplace with tiled inset and slate tiled hearth, picture rail, wired for wall lights.



UPPER GROUND FLOOR

KITCHEN/DINING ROOM:

27' 5" x 12' 0" (8.36m x 3.66m)

Superb range of high and low level units and granite surfaces, one and a half bowl sink with mixer tap, built in electric oven, British Racing Green oil fired 2 oven Aga, double ring Neff gas hob, extractor hood, integrated dishwasher and integrated fridge freezer, integrated Miele dishwasher, glazed display cupboard, wine rack, plumbed for washing machine. Dining area: Spacious kitchen/dining area with space for free standing American style fridge freezer, double doors to paved, private back garden/ substantial patio area for outdoor dining/entertaining.



LIVING ROOM:

18' 2" x 9' 2" (5.54m x 2.79m)

Wired for wall lights, laminate strip wood floor, picture rail.



MASTER BEDROOM:

13' 11" x 11' 2" (4.24m x 3.4m)

Excellent range of built in wardrobes, dressing area, glimpses of Ballyholme Bay. Leading to:

ENSUITE BATHROOM:

8' 0" x 6' 8" (2.44m x 2.03m)

White suite comprising of vanity basin, low flush WC, large shower cubicle, thermostatic shower unit, wash hand basin, partly tiled walls, ceramic tiled floor, extractor fan.





SECOND FLOOR

LANDING:

Hotpress with copper cylinder and immersion heater.

BEDROOM (2):

15' 1" x 10' 3" (4.6m x 3.12m)

Including range of built in robes.



BEDROOM (3):

12' 0" x 9' 3" (3.66m x 2.82m)



BEDROOM (4):

9' 3" x 7' 7" (2.82m x 2.31m)

Storage into eaves, velux window.



BATHROOM:

8' 10" x 7' 0" (2.69m x 2.13m)

White suite comprising: roll top bath, low flush WC, pedestal wash hand basin, fully tiled shower cubicle, thermostatic shower unit, extractor fan, ceramic tiled floor, fully tiled walls, velux window.

OUTSIDE

GARAGE:

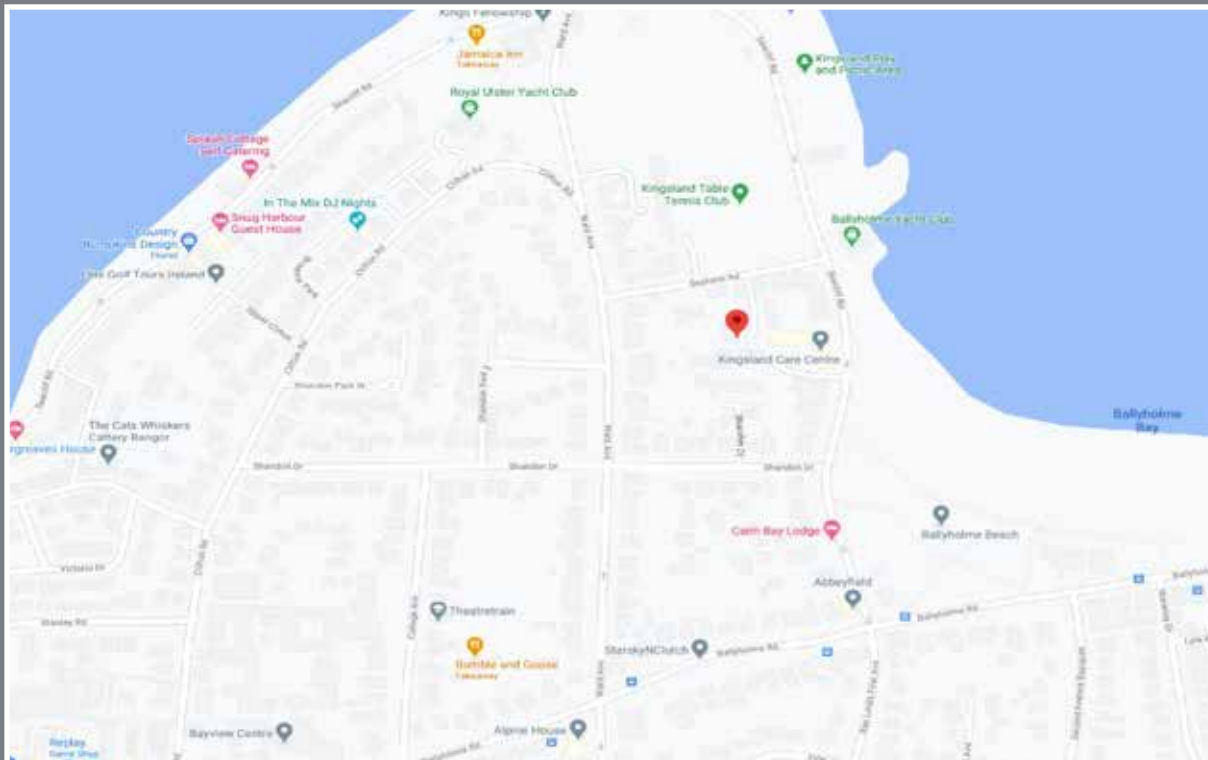
18' 3" x 8' 6" (5.56m x 2.59m)

Up and over door, power and light, substantial laundry area, plumbed for washing machine, space for tumble dryer.

Fully enclosed, private rear garden with paved patio area, lighting, water tap, plastic oil storage tank.



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

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REF: DB/K/20/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	50 E	
21-38	F		
1-20	G		

EPC REF: 9900-4520-0109-0227-8296

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