



69 High Street, Bangor, County Down, BT20 5BD
Tel: 028 9147 9797
Email: info@fetherstons.com
Web: www.fetherstons.com

21 Ashley Park

Ballyholme
BT20 5RQ

Offers In Region Of £369,950

21 ASHLEY PARK, BALLYHOLME, BT20 5RQ

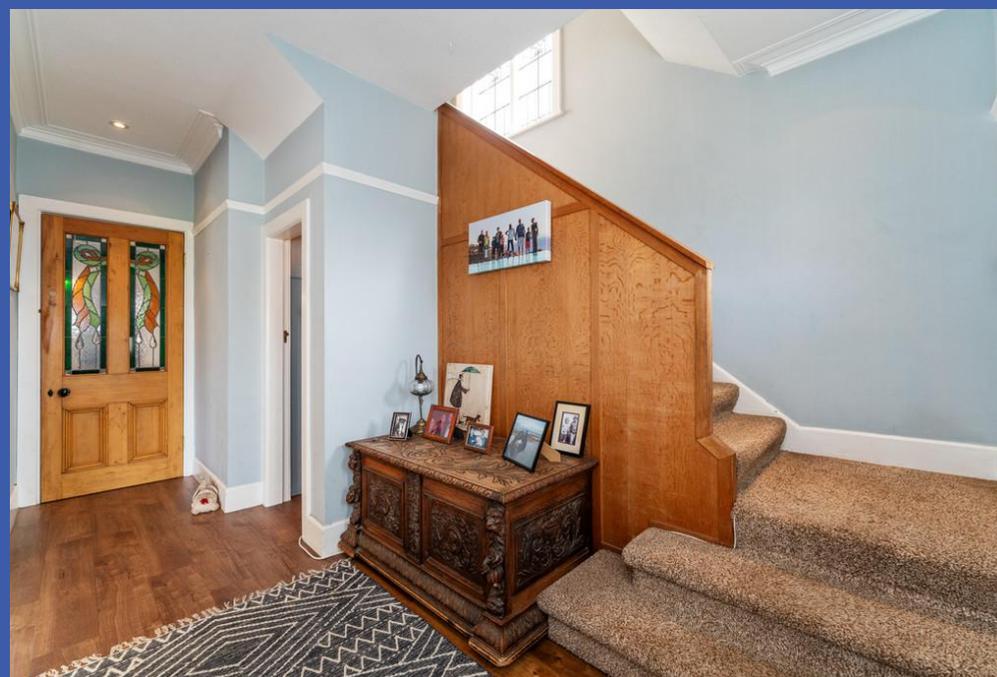
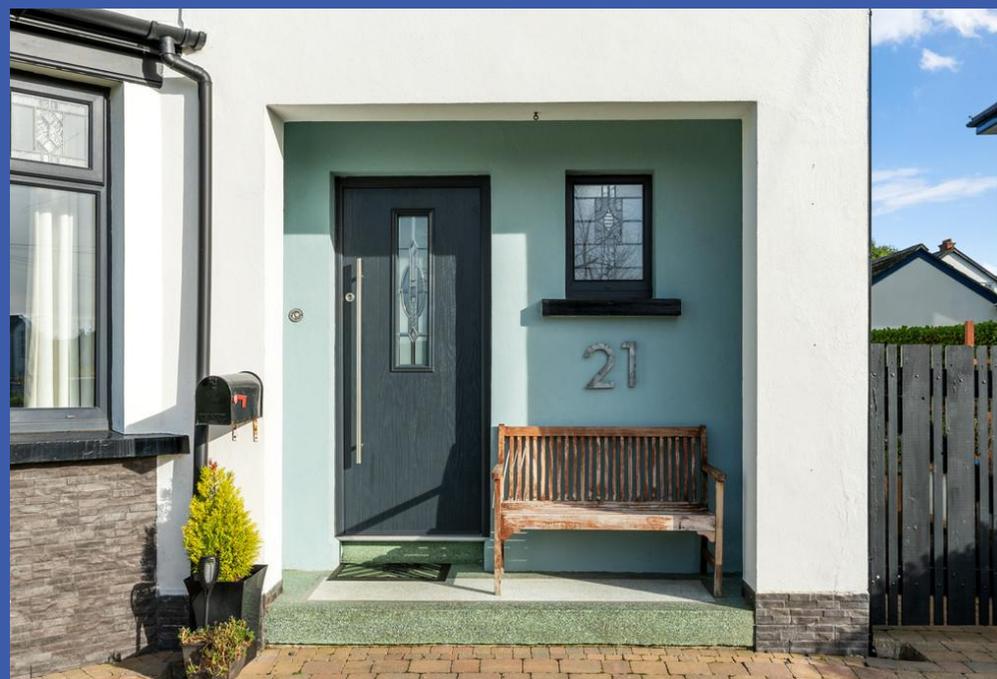
- Deceptively spacious and beautifully presented Semi Detached Property
- Desirable and mature residential area within walking distance to Ballyholme Beach and the Esplanade
- Four well-proportioned bedrooms
- Formal lounge with wood burning stove
- Modern bespoke kitchen / living / dining area with wood burning stove and bi-fold doors
- Family bathroom and ground floor cloak room
- Landscaped garden with a spacious patio area
- Gas fired central heating
- Detached garage and brick paviour driveway
- Must be viewed to be fully appreciated

Property Description

This deceptively spacious extended semi detached property really must be viewed to be fully appreciated. The entrance hall leads to a spacious formal lounge with a wood burning stove. The bespoke kitchen and island unit opens to a sitting area with wood burning stove and dining area overlooking the garden. The ground floor also features a cloak room, pantry, utility room and downstairs WC. The four bedrooms are complemented by a family bathroom and separate WC.

Outside you'll find a landscaped garden, patio area ideal for entertaining and a summer house for catching the evening sun. The brick paviour driveway leads to a detached garage. The property is beautifully presented and has been sympathetically updated by the current owners. The mature residential area provides easy access to local shops, the beach and Ballyholme Primary School.

Please contact the office to arrange your private viewing.







Property Comprise

ENTRANCE HALL

Amtico wood flooring; cloak room and under stairs storage; double panel radiator; recessed spotlights.

FORMAL LOUNGE 18' 5" into bay window x 11' 11" (5.61m x 3.63m)

Feature wood burning stove with raised hearth and hand-made mantel beam; double panel radiator; single panel radiator; recessed spotlights.

KITCHEN / LIVING / DINING AREA 26' 0" max x 22' 3" max L-Shaped (7.92m x 6.78m)

Modern bespoke kitchen with an excellent range of high and low level units, drawers and Minerva work surfaces; island unit with four ring induction hob and breakfast bar; integrated eye-level double oven and microwave; integrated fridge; integrated dishwasher; sink unit and side drainer; pantry with work surface and shelving; wood burning stove and hearth; bi-folding doors to outside entertainment area; Amtico wood flooring; vertical radiator; double panel radiator; recessed spotlights.

UTILITY ROOM & GROUND FLOOR WC

Complementary work surface with Belfast sink; built-in gas boiler; plumbed for washing machine; double panel radiator; access to rear garden; separate WC.





FIRST FLOOR LANDING

Access to floored roof space with ladder.

MASTER BEDROOM 14' 10" x 11' 11" (4.52m x 3.63m)

Single panel radiator.

BEDROOM 2 13' 11" x 11' 11" (4.24m x 3.63m)

Single panel radiator.

BEDROOM 3 10' 9" x 9' 11" (3.28m x 3.02m)

Double panel radiator.

BEDROOM 4 / HOME OFFICE 9' 10" x 8' 10" max (3m x 2.69m)

Double panel radiator.





BATHROOM

White suite comprising of a panelled bath; pedestal wash hand basin; corner shower cubicle with electric shower; tiled floor; partly tiled walls; heated towel rail; extractor fan.

SEPARATE WC

White suite comprising of a dual flush WC; free-standing wash hand basin; tiled floor; partly tiled walls; recessed spotlights.









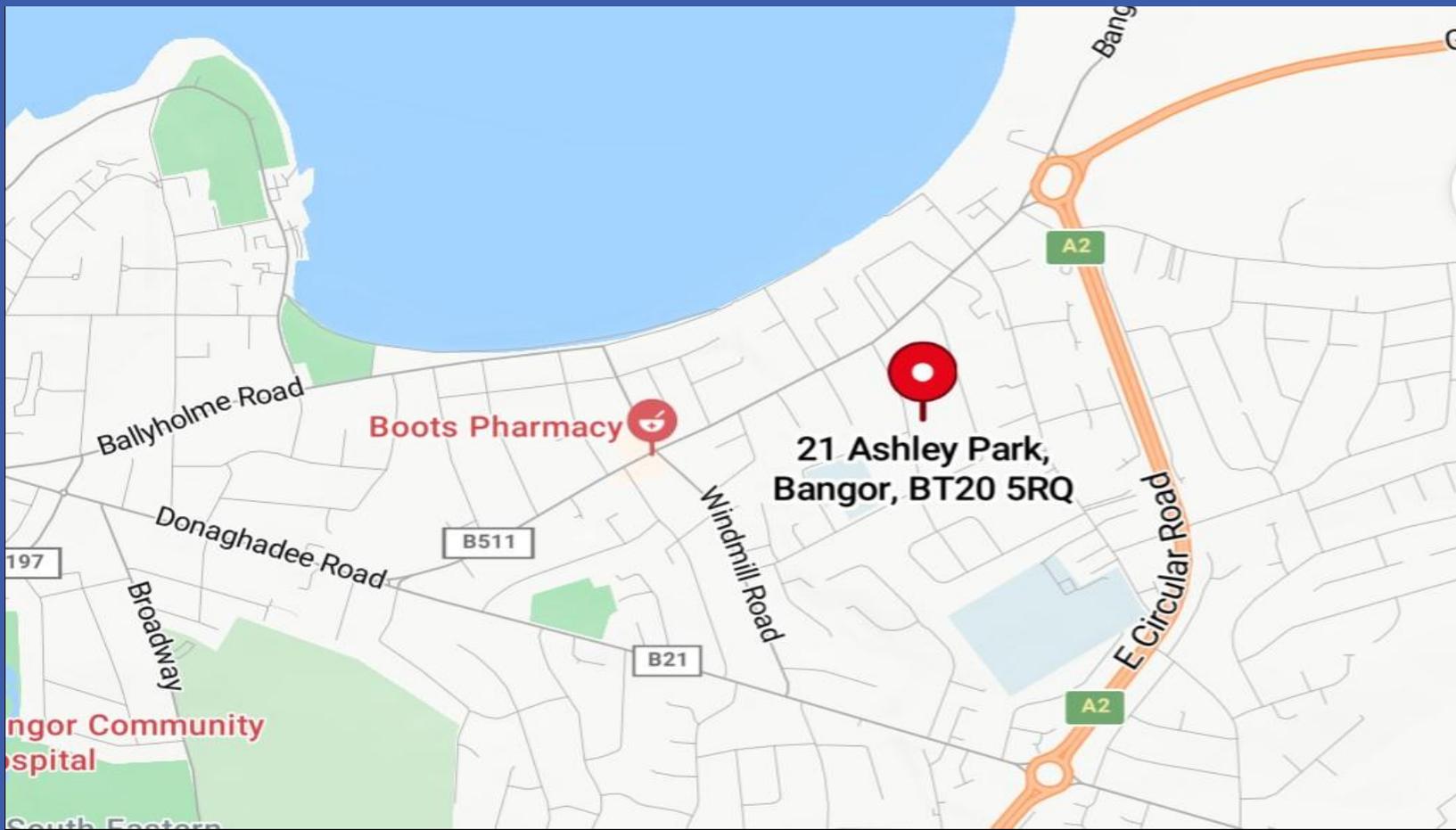
OUTSIDE

Enclosed landscaped rear garden, paved patio area with Pergola, garden laid in lawn and a summer house; Brick paviour driveway and front garden laid in lawn.

DETACHED GARAGE 17' 3" x 9' 4" (5.26m x 2.84m)

Light and power.





Directions:

Please see Map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents 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 Fetherstons 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) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has 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 tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.