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21 Ashley Park

Ballyholme
BT20 5RQ

Offers In Region Of £369,950

21 ASHLEY PARK, BALLYHOLME, BT20 5RQ

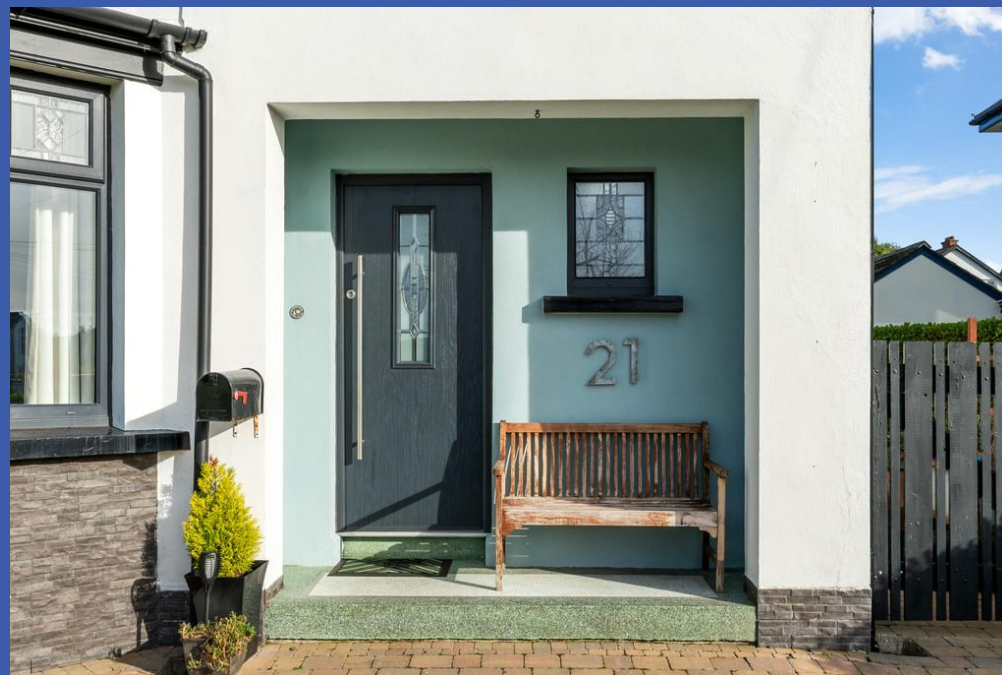
- Deceptively spacious and beautifully presented Semi Detached Property
- Desirable and mature residential area within walking distance to Ballyholme Beach and the Esplanade
- Four well-proportioned bedrooms
- Formal lounge with wood burning stove
- Modern bespoke kitchen / living / dining area with 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 s

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

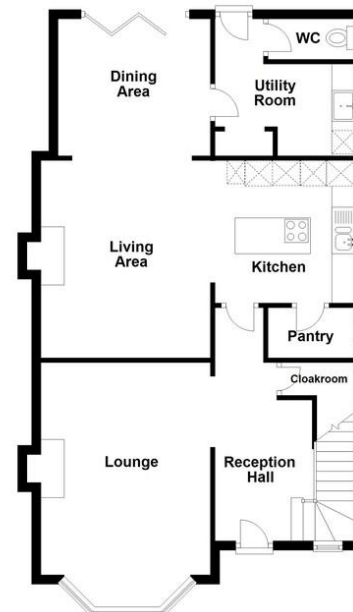
Enclosed landscaped rear garden, paved patio area with Pergola, garden laid in lawn and a summer house; Brick paviour driveway and front garden laid in lawn.

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

Light and power.

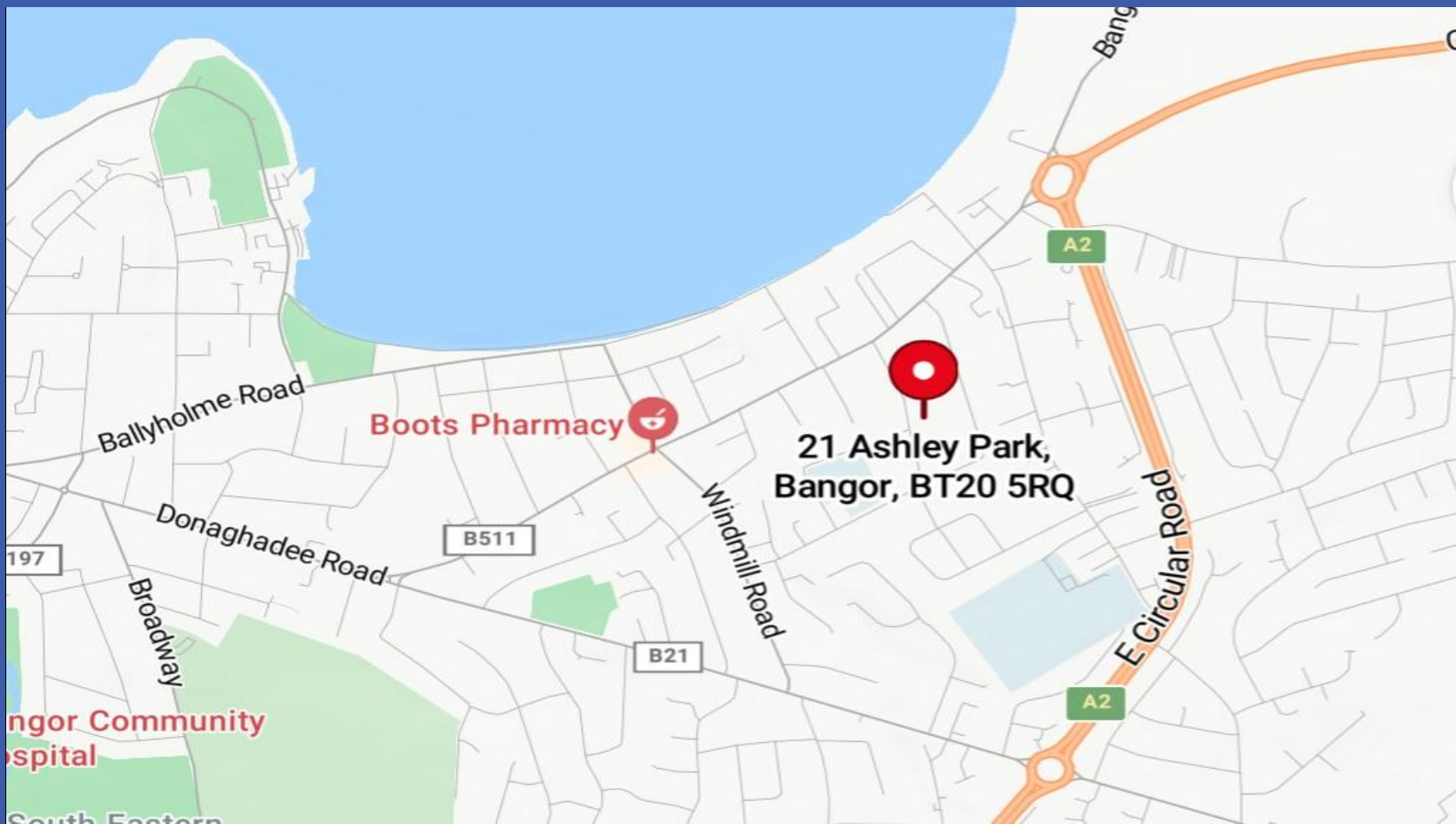


Ground Floor



First Floor





Directions:

Please see Map above.

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



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