

# **16 Thornleigh Gardens Bangor BT20 4NW**



**Offers Around £225,000**





## Key Features

- Located in the beautiful Ballyholme area of Bangor
- Within walking distance to Ballyholme beach and village
- Beautifully presented throughout
- Well-presented living area with wood burner
- Modern kitchen and dining area
- Three spacious bedrooms
- Fitted bathroom with separate bath and shower
- Well-maintained gardens
- Detached garage
- Spacious driveway
- Oil fired central heating
- UPVC double glazing
- Early viewing recommended

## Summary

We are delighted to welcome to the market for sale 16 Thornleigh Gardens, located in the prestigious Ballyholme area of Bangor, this deceptively spacious, beautifully presented property ticks all the boxes.

Located just off Donaghadee Road, this property allows ease of access to all local amenities, perfect for families as you are situated directly across from Brice Park, 10 minutes walk away and you are onto the beautiful Ballyholme beach surrounded by restaurants and coffee shops and right on your doorstep you have an excellent selection of highly regarded schools such as Ballyholme Primary, Bangor Grammar and Glenola Collegiate.







The property benefits from a versatile layout throughout to suit the needs of a range of purchasers as accommodation to the ground floor comprises of a well-presented living-room with feature wood burning stove, a bright and modern fully fitted kitchen with spacious dining area for entertaining and included on the ground floor is a downstairs WC and storage space.

Accommodation on the first floor offers three excellent sized bedrooms, master bedroom with fitted wardrobes, spacious family bathroom with separate bath and shower cubicle with electric shower and access to a floored roof-space for storage.



Externally you have a spacious driveway that allows up to three parked cars, front garden in lawns, detached garage with roller shutter door leading onto a fully enclosed, well maintained rear garden with patio area.

The property also benefits from oil fired central heating and UPVC double glazing throughout and we recommend an early viewing of this immaculate property to avoid disappointment.



### The property comprises of:

#### **Front Porch**

2.0m x 0.6m

#### **Hallway**

5.0m x 0.9m

#### **Livingroom**

4.0m x 3.7m

#### **Downstairs WC**

1.2m x 0.8m



## Kitchen and Dining Area

6.1m x 5.7m

## Understairs Storage

0.9m x 0.8m

## Bedroom 1

4.1m x 2.9m

## Bedroom 2

3.9m x 3.3m

## Bedroom 3

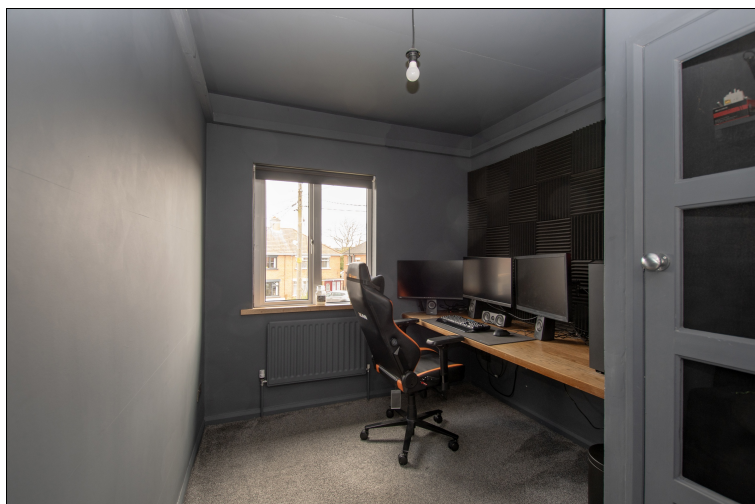
3.2m x 2.4m

## Bathroom

2.7m x 2.5m



For further information or to arrange a viewing please contact our office on 028 9752 1283



## EPC rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	62 D
39-54	E		
21-38	F		
1-20	G		



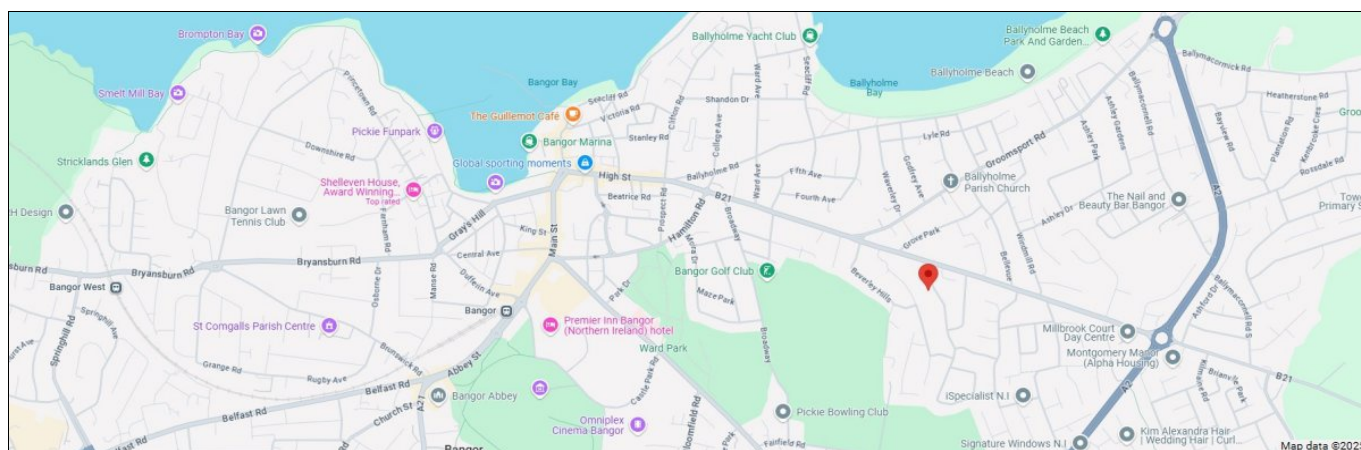


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## Financial Advice

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