



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

8 BALLYMACONNEL MEWS | Bangor, BT20 5PZ
OFFERS AROUND £199,950



Offers Around £199,950
Semi Detached
3 Bedrooms
2 Receptions

Property Features

- Outstanding Modern Semi Detached Property
- Small Popular Development of Only 9 Houses with Excellent Convenience to Ballyholme Beach and Village
- Deceptively Spacious Living Room with Oak Flooring
- Superb Modern Fitted Kitchen, with Range of Integrated Appliances, Open Plan to Casual /Dining Family Area with French Doors onto Rear Garden
- Three Well Proportioned Bedrooms
- Main Bedroom with En Suite Shower Room
- Bathroom with Three Piece Contemporary White Suite
- Additional Downstairs WC
- Phoenix Gas Heating
- uPVC Triple Glazed Windows, Guttering and Soffits
- Driveway in Tarmac with Ample Parking
- Low Maintenance Fully Enclosed Rear Garden in Lawns with Paved Patio Area
- Detached Garage
- Positive Input Ventilation System
- Phoenix Gas Heating
- Many Amenities Close by Including Shops, Cafes, Restaurants and Schools
- Early Viewing Essential



Accommodation

Outside

Ground Floor

- Covered Entrance Porch
- Spacious Reception Hall
- Living Room
15'7" x 12'10"
- Kitchen/Dining/Living Area
22'5" x 16'5"
- Downstairs WC

First Floor

- Landing
- Main Bedroom
10'6" x 9'7"
- En Suite Shower Room
- Bedroom Two
10' x 9'7"
- Bedroom Three
10' x 6'6"
- Bathroom

Detached Garage
17'1" x 10'10"

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

Located in this extremely popular residential area of only 9 houses, here is an ideal opportunity to purchase an attractive low maintenance modern semi detached property with excellent convenience to Ballyholme beach and village, as well as other amenities which include shops, cafes, restaurants, Bloomfield shopping complex, Ballyholme Primary School and Ward Park, etc.

The property itself is well presented throughout and is deceptively spacious. There is little left to do but move your furniture in and enjoy. The ground floor comprises living room with oak wooden floor, superb modern fitted kitchen with hand painted Shaker style units, stone effect work surfaces and range of integrated appliances and is open plan to a casual dining/family area with French doors onto the rear garden. Upstairs there are three well proportioned bedrooms, including main bedroom with en suite shower room, and a bathroom with contemporary three piece white suite.

Outside has that all-important low maintenance aspect which includes a tarmac driveway with additional parking space created at the front and fully enclosed rear garden with paved patio area. Additional benefits include Phoenix Gas heating, uPVC triple glazed windows, guttering and soffits, downstairs WC, positive input ventilation system and detached garage.





All measurements are approximate and for display purposes only

Directions

Heading along Ballymacconnell in the direction of Groomsport Road, Ballymacconnell Mews is on your left hand side just after Alanwood Park and before Carolhill.



Viewing

By appointment through agent.

Free Valuation

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JOHNMINNIS RENTALS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
		83	83

Awards & Recognition



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