



86 LYLE ROAD | Bangor, BT20 5LU
OFFERS AROUND £274,950





Offers Around £274,950
Semi Detached
4 Bedrooms
2 Receptions



Property Features

- Outstanding Larger Than it Looks End Terrace Property Benefitting From Double Storey Extension
- Prime Location Right in the Heart of Ballyholme's Popular Village
- Immense Feeling of Warmth and Character
- Bright, Spacious and Flexible
- Large Living Room with Attractive Fireplace and Cast Iron Wood Burning Stove
- Fitted Kitchen which is Open Plan to Casual Dining/Family Area with Attractive Fireplace and Open Fire
- Large Utility Room
- Conservatory Overlooking the Rear Garden
- Four Bedrooms Including Master Bedroom with En Suite Shower Room
- Bathroom with Three Piece Light Coloured Suite
- Additional Downstairs WC
- Phoenix Gas Heating, uPVC Double Glazed Windows, Guttering and Soffits
- Fully Floored Roofspace Accessed via Folding Ladder, Potential to Convert Subject to Necessary Approvals
- Driveway to Front with Parking
- Outstanding Fully Enclosed Mature Rear Garden in Lawns with Excellent Degree of Privacy and Southerly Aspect, Ideal Space for Children at Play or For Outdoor Entertaining
- Early Viewing Essential to Appreciate it in its Entirety and to Avoid Disappointment

Accommodation

Fully Floored
Roofspace
17'2" x 11'10"

Ground Floor

Spacious Reception Hall

Downstairs WC

Living Room
16'7" x 12'10"

Kitchen With Casual
Dining/Family Area
10'8" x 25'5"

Rear Porch

Utility Room
16'8" x 7'1"

Conservatory

First Floor

Landing

Master Bedroom
20'6" x 12'11"
En Suite Shower Room

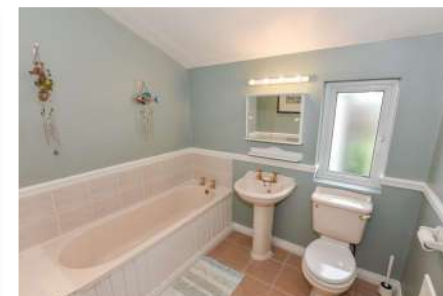
Bedroom Two
11' x 9'11"

Bedroom Three
11' x 5'6"

Bedroom Four
7'7" x 6'8"

Bathroom

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



The accommodation is bright, spacious and flexible comprising large living room with cast iron multi fuel burning stove, fitted kitchen, which is open plan to casual dining/family area with attractive fireplace and open fire, and delightful conservatory overlooking the rear garden, on the ground floor. Upstairs this fine home is further enhanced by having four bedrooms, including master bedroom with en suite shower room, and bathroom with three piece light coloured suite. Other benefits include Phoenix Gas heating, uPVC double glazed windows, guttering and soffits, downstairs WC and large utility room.

Location-wise does not disappoint either. There are many amenities close by including Ballyholme beach, village, shops, cafes, restaurants, Ward Park, schools, yacht clubs and golf club. Externally the property offers a driveway to the front with parking whilst to the rear is a fantastic fully enclosed garden in lawns with excellent degree of privacy and southerly aspect making it an ideal space for children at play or for outdoor entertaining.





All measurements are approximate and for display purposes only

Directions

Heading out of Bangor along Groomsport Road turn left onto Sandringham Drive just before Ballyholme Village. Lyle Road is on your left just after Sandringham Gardens.



Viewing

By appointment through agent.

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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			
		72	73

Awards & Recognition



THE SUNDAY TIMES
THE IRISH TIMES

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