



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

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Directly opposite access to the beach, here is an ideal opportunity to purchase a stunning extended and renovated detached family home located in the highly sought after area of Ballyholme. With no onward chain and finished to an excellent standard leaving little left to do but move your furniture in and enjoy. The current owner has created that all important feeling of warmth and ambiance by having period features such as stained glass window, cornicing and plate display shelves but has updated the property in line with modern tastes.

The accommodation is bright, spacious and flexible comprising living room with herringbone wood parquet flooring, attractive fireplace, open fire and feature stained glass windows, which is open plan to a good sized sun room with uPVC double glazed doors onto the side garden. There is also a good size fitted kitchen, with extensive range of units, which is open plan to a casual dining/family area with wood parquet herringbone flooring. Upstairs this fine home is further enhanced by having four well proportioned bedrooms, including main bedroom with newly installed en suite shower room and uPVC double glazed door to Juliet balcony with glass balustrading, as well as cathedral style ceiling. There is also a brand new family bathroom with four piece white suite which includes bath and separate shower. Other benefits include picturesque sea views which can be enjoyed from the first floor level, Phoenix Gas heating, uPVC double glazed windows, Rosemary tiles, attached garage with electric roller door, utility area, fully carpeted on the stairs, landing and first floor, downstairs WC and uPVC double glazed windows, guttering and soffits.

Outside does not disappoint either. There is a driveway and forecourt in attractive brick paviour with ample parking for cars, caravans, boats and horse boxes, etc. Gardens are in lawns to the front and side. The side garden is fully enclosed and has a westerly aspect. There is also a delightful rear courtyard in attractive brick paviour with southerly aspect.

A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety. Demand is anticipated to be high and to a wide range of prospective purchasers.

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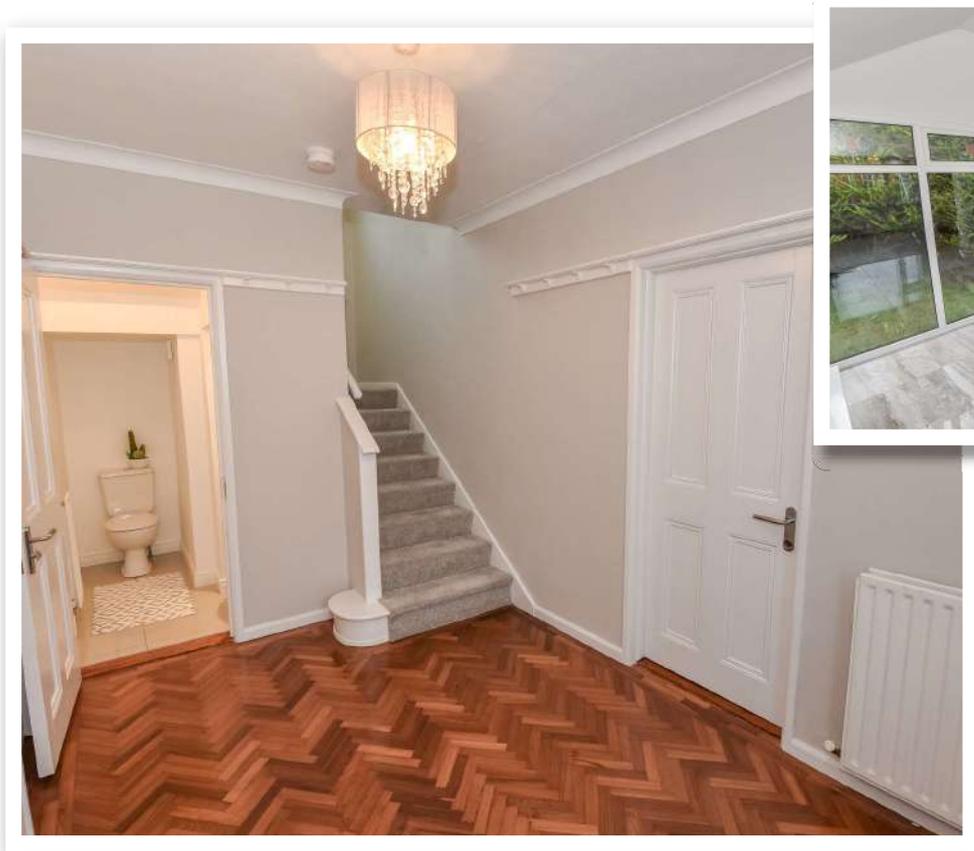
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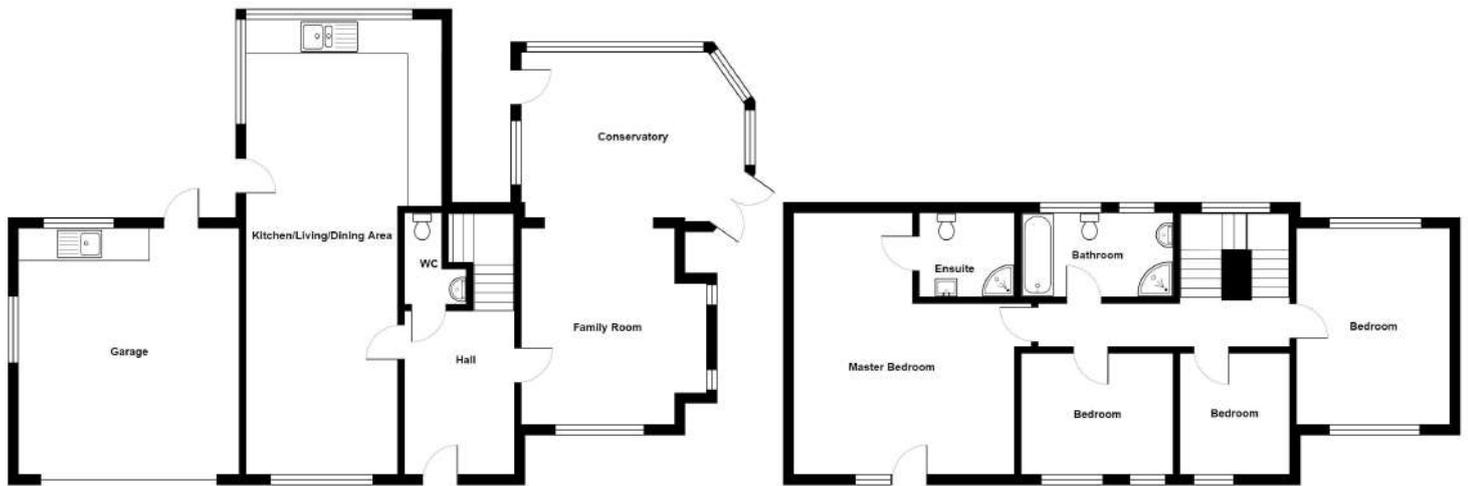








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All measurements are approximate and for display purposes only

Viewing

By appointment through agent.

Free Valuation

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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		
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Not energy efficient - higher running costs		
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