



# JOHNMINNIS

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10 BALLYHOLME VIEW | Bangor, BT20 5HT  
OFFERS AROUND £179,950

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**Offers Around £179,950**  
2nd Floor Apartment  
2 Bedrooms  
1 Reception



## Property Features

- Fantastic Second Floor Apartment in Popular Small Development
- Stunning Views of Ballyholme Bay, Esplanade, Irish Sea and Beyond
- No Onward Chain
- Lift Access to all Levels
- Living Room with Access to Privately Owned Balcony, Open Plan to Kitchen
- Two Well Proportioned Bedrooms Including Main Bedroom with Range of Built-in Wardrobes
- Bathroom with Three Piece White Suite
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Privately Owned Parking Space
- Ample Visitor Parking
- Telecom Entry System
- Demand Anticipated to be High
- Early Viewing Essential

# Accommodation

## Entrance Level

Reception Hall

## Second Floor

Reception Hall

Living Room Open  
Plan to Kitchen  
11' 2" x 27' 8"

Bedroom One  
14' 4" x 8' 10"

Bedroom Two  
12' 4" x 8'

Bathroom

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
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Located in this extremely popular small development here is an ideal opportunity to purchase an outstanding second floor apartment with stunning views of Ballyholme Bay, esplanade, Irish Sea and beyond. The apartment is conveniently positioned with ease of access to many local amenities including Ballyholme beach, esplanade, village, shops, cafes, restaurants, yacht clubs and picturesque marina as well as Bangor town centre.

The accommodation comprises open plan living room with access onto privately owned balcony and open plan to kitchen, two well proportioned bedrooms, including bedroom with range of built-in furniture, and bathroom with three piece white suite. Outside there is a privately owned parking space as well as ample visitor parking and well maintained gardens. Other benefits include Phoenix Gas heating, uPVC double glazed windows, lift access to all floors, telecom entry system and no onward chain.

Coming to the market at a realistic price we expect demand to be high and can thoroughly recommend a viewing at your earliest opportunity so as to appreciate it in its entirety.



# Directions

Ballyholme View is located on the Seacliff Road, running parallel to Ward Avenue and down to Ballyholme Esplanade.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



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THE SUNDAY TIMES  
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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		
	76	82

## Bangor/Ards Peninsula

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