



# JOHNMINNIS

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**1 BEVERLEY HILLS BANGOR, BT20 4NA**  
**OFFERS AROUND £264,950**

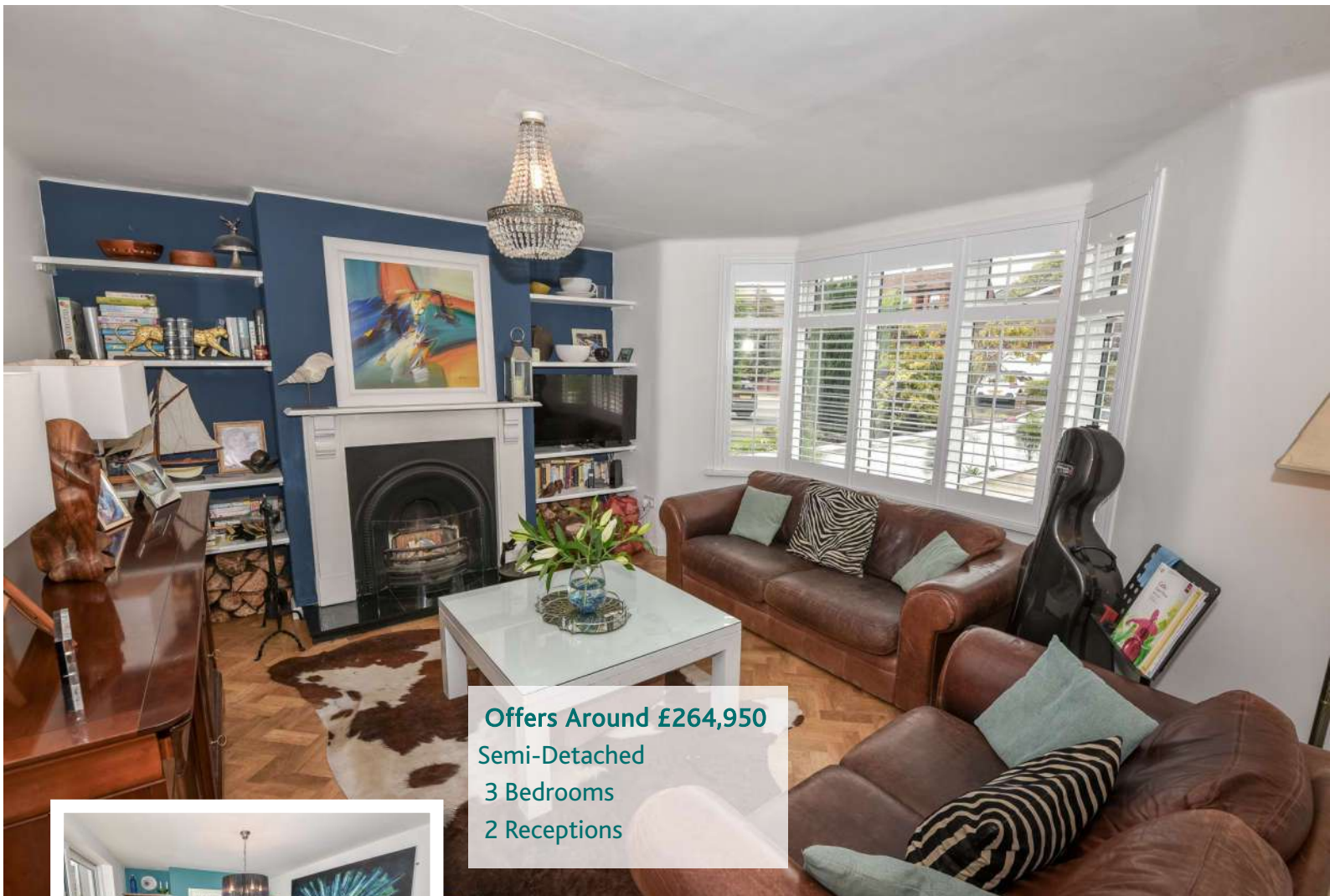
Scan for Property Details  
and to Arrange a Viewing



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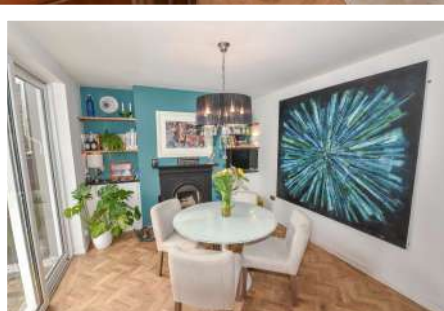




Offers Around £264,950  
Semi-Detached  
3 Bedrooms  
2 Receptions

## Property Features

- Attractive Semi Detached Property
- Prestigious and Highly Regarded Location Close to Ballyholme Beach and Village
- Living Room with Attractive Fireplace, Open Fire and Karndean Floor
- Dining/Family Room with Karndean Floor and Double Glazed Sliding Patio Door to Outside
- Dining/Family Room is Open Plan to a Kitchen with Range of High and Low Level Units and Granite Work Surfaces
- Three Well Proportioned Bedrooms
- Bathroom with Two Piece White Suite
- Separate WC
- Additional Downstairs WC
- Oil Fired Central Heating
- Double Glazed Windows
- Driveway and Forecourt to Front with Raised Flowerbeds and Built-in Lighting
- Good Sized Fully Enclosed Low Maintenance Rear Garden with Extensive Paving and Timber Decked Terrace
- Vehicular Access, Additional Parking and Garage to Rear
- In Close Proximity to Many Amenities Including Ballyholme Beach, Village, Shops, Cafes, Restaurants, Schools, Ward Park, Bangor Golf Club and Sailing Club
- Bangor Town Centre Also Easily Accessible
- Wide Ranging Appeal to a Host of Potential Purchasers
- Early Viewing Essential



# Accommodation

## Ground Floor

Reception Hall

Downstairs WC

Living Room  
15' 0" x 13' 5"

Dining / Family Room  
12' 7" x 10' 5"

Kitchen  
10' 7" x 7' 0"

## First Floor

Landing

Bedroom One  
13' 11" x 10' 3"

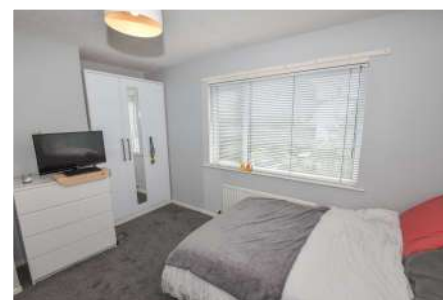
Bedroom Two  
12' 7" x 10' 6"

Bedroom Three  
11' 4" x 9' 3"

Bathroom

Seperate WC

For more information and photographs regarding the accommodation in this property, please visit:  
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The accommodation is bright and spacious with a tremendous flow of natural light and comprises living room with attractive fireplace, open fire and Karndean floor, and dining/family room, with Karndean floor and sliding double glazed patio door to outside, which is open plan to a kitchen with range of high and low level high gloss units in granite work surfaces, on the ground floor. Upstairs this fine home is further enhanced by having three well proportioned bedrooms, including bedroom one with tiled fireplace, as well as a bathroom with two piece white suite and separate WC.

Outside does not disappoint either. There is driveway and forecourt to the front in tarmac with raised flowerbeds and built-in lighting. There is also a good sized fully enclosed easily maintained rear garden in extensive paving with vehicular access via gates to a detached garage as well as timber decked terrace. Other benefits include additional downstairs WC, oil fired central heating, uPVC double glazed windows and outbuildings with storage.

This property is conveniently positioned with easy access to Ballyholme beach and village as well as many other amenities including shops, cafes, restaurants, schools and sailing club, Ward Park and golf club. Bangor town centre is also close by.





# Directions

Heading out of Bangor, along Donaghadee Road, turn right onto Beverley Hills just after Groomsport Road. Number 1 is on your left.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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THE SUNDAY TIMES  
THE IRISH TIMES

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	58	67
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

## Bangor/Ards Peninsula

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