



# 56 BALLYHOLME ESPLANADE

Bangor, BT20 5NJ

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*Offers Around* **£449,950**



MID-TERRACE | 4 | 2 | 3

Tucked away within a cul-de-sac in the highly sought after and prestigious Ballyholme Esplanade in Bangor, here is an ideal opportunity to purchase an outstanding mid terrace property with stunning views over Ballyholme Bay, Irish Sea, Belfast Lough, Antrim coastline and beyond.

## KEY FEATURES

- Outstanding Mid Terrace Property in Highly Sought After Popular Ballyholme Location
- Cul-de-Sac Position with Direct Access onto the Esplanade
- Stunning Views over Ballyholme Bay, Belfast Lough, Antrim Coastline and Beyond
- Living Room with Attractive Fireplace and Open Fire
- Fitted Kitchen with Granite Worktops, Open Plan to Casual Dining Area
- Fabulous First Floor Drawing Room with Stunning Sea Views, could be a Potential Fifth Bedroom
- Ground Floor Shower Room with Three Piece White Suite
- Additional First Floor WC
- Vehicular Access to Rear off Sandhurst
- Detached Garage to the Rear of the Property
- Oil Fired Central Heating
- Double Glazed Windows



## ROOM DETAILS

### *Ground Floor*

- Enclosed Entrance Porch
- Reception Hall
- Living Room  
13'6" X 16'0"
- Dining Room  
10'6" X 10'6"
- Kitchen  
15'5" X 10'1"
- Shower Room

### *First Floor*

- WC
- Bedroom Five  
9'8" X 7'0"
- Bathroom
- Landing
- Bedroom One/ Drawing Room  
18'8" X 11'11"
- Bedroom Two  
11'4" X 11'9"

### *Second Floor*

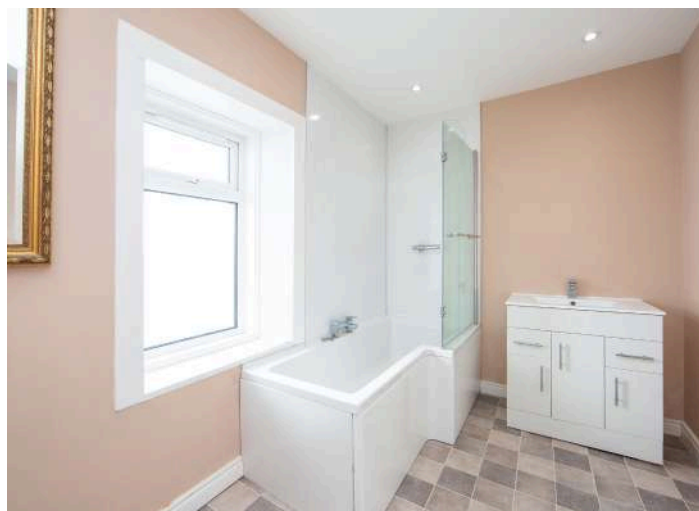
- Landing
- Bedroom Three  
17'10" X 9'0"
- Bedroom Four  
11'4" X 9'4"

### *Outside*

- Front paved terrace to sit and take in the views, vehicular access and driveway to rear leading to garage.
- Garage  
19'6" X 11'9"
- Fully enclosed rear garden in lawns and courtyard area with southerly aspect making an ideal space for children at play or for outdoor entertaining.
- Boiler House  
With oil fired boiler.



To View Floor Plans  
scan QR code below





## DIRECTIONS

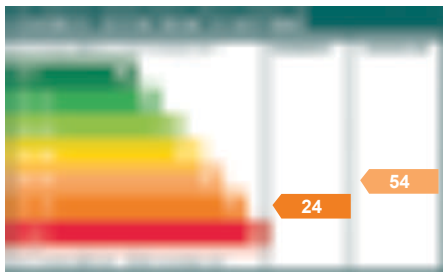
*Heading out of Bangor along High Street at the top veer left onto the Ballyholme Road. Continue along Ballyholme Road which becomes Ballyholme Esplanade. Number 56 is in the cul-de-sac past Sheridan Drive on the right hand side.*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.*



Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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