



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

26 FOURTH AVENUE, BANGOR, BT20 5JY
OFFERS AROUND £299,950

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and to Arrange a Viewing**





Offers Around £299,950

Semi-Detached

3 Bedrooms

2 Receptions

Property Features



- Attractive Extended Semi Detached Property
- Prestigious and Highly Regarded Ballyholme Address
- Versatile and Flexible Accommodation
- Charm and Character in Abundance Highlighted by Features Such as Period Fireplaces, Solid Oak Floors and Cornicing
- Deceptively Spacious Property Which is Much Bigger Than it Looks
- Open Plan Living Room to Casual Dining Area with Period Cast Iron Fireplace, Solid Oak Floor and Cornice Ceiling
- Large Open Plan Kitchen with Solid Wooden Work Surfaces to Casual Dining/Family Area, Casual Dining Area Has Feature Vaulted Ceiling and Double Glazed Sliding Patio Doors to Outside
- Separate Utility Room
- Three Bedrooms
- Bathroom with Four Piece White Suite to Include Bath and Separate Shower
- Additional Downstairs WC
- Potential Home Office on the Ground Floor
- Staircase to Floored Roofspace
- Phoenix Gas Heating
- Driveway and Forecourt in Attractive Brick Paviour with Parking
- Fully Enclosed Rear Garden in Lawns with Timber Decked Terrace and Southerly Aspect
- Rear Garden is an Ideal Space for Children at Play, for Outdoor Entertaining or For Enjoying the Sun

Accommodation

Ground Floor

Entrance Porch

Reception Hall

Downstairs WC

Living Room
21'5" x 15'5"

Kitchen Open Plan To Casual Dining/Family Area
31'8" x 13'9"

Utility Room

Home Office
12'10" x 8'5"

First Floor

Landing

Bedroom One
10'5" x 9'3"

Bedroom Two
10'4" x 8'7"

Bedroom Three
6'4" x 6'2"

Bathroom

Fixed Staircase To Floored Roofspace
13'1" x 10'7"

Outside

Driveway and Front Forecourt in Attractive Brick Paviour with Ample Parking

Fully Enclosed Rear Garden in Lawn with Extensive Timber Decked Terrace

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



Located in this highly regarded and prestigious area of Baylands in Ballyholme here is an ideal opportunity to purchase an attractive extended semi detached property with excellent convenience to many amenities including Ward Park, Ballyholme Beach and village, Bangor Golf Club, sailing clubs, schools, shops, restaurants and cafes, etc. This deceptively spacious property not only provides versatile and flexible accommodation but also charm and character in abundance, highlighted by features such as period cast iron fireplace, solid oak floors and cornice ceiling, which definitely add to that all important feeling of warmth and ambiance.

The ground floor comprises living room, with period cast iron fireplace and solid oak floor, which is open plan to the casual dining area. There is also a large open plan kitchen to casual dining and family area with feature vaulted ceiling and solid wooden work surfaces in the kitchen. There is also a home office. Upstairs this fine home is further enhanced by having three bedrooms and a bathroom with four piece white suite to include bath and separate shower. Outside does not disappoint either. There is a driveway and forecourt in attractive brick paviour with ample parking and fully enclosed rear garden in lawns with extensive timber decked terrace and southerly aspect.



Directions

Heading in the direction of Ballyholme village, along Ballyholme Road, turn right into Second Avenue. Second Avenue becomes Fourth Avenue.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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As featured in THE SUNDAY TIMES and 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		53	65
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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