



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**12 BALLYHOLME VIEW | Bangor, BT20 5HT**  
**OFFERS AROUND £199,950**

# The Property

Here is an ideal opportunity to purchase a large apartment all on the one level within the popular Ballyholme View development and hence in close proximity to many amenities including Ballyholme beach and village, Bangor town centre, Royal Ulster Yacht Club and Ballyholme Yacht Club.

The property itself is very spacious comprising large open plan living room to fitted kitchen with dining area, three bedrooms including master with en suite shower room, bathroom with white suite, and spacious reception hall with study area.

Outside there are beautifully presented communal gardens. Other benefits include Phoenix Gas heating, uPVC double glazed windows, covered secure car parking space, additional visitor parking and lift access to all floors.

**Offers around £199,950**

**2nd Floor Apartment**

**3 Bedrooms**

**1 Reception**



## Property Features

- Attractive Prestigious Apartment Development
- Second Floor Apartment with Lift Access to all Floors
- Popular Ballyholme Address in Close Proximity to Many Amenities
- Large Apartment all on the One Level
- Good Sized Open Plan Living Room with Family Area
- Kitchen with Casual Dining Area
- Three Bedrooms
- Master Bedroom with En Suite Shower Room
- Bathroom with White Suite
- Spacious Reception Hall with Study Area
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Covered Secure Allocated Car Parking Space
- Additional Visitor and Resident Parking
- Demand Expected to be High
- Early Viewing Essential
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# Accommodation

## Second Floor

Spacious Reception

Hall

Living Room

20'10" x 12'5"

Kitchen/Dining Area

10'3" x 22'9"

Master Bedroom

13'5" x 9'8"

En Suite Shower Room

Bedroom Two

13'5" x 8'0"

Bedroom Three/Study

11'0" x 6'1"

Bathroom

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



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# Directions

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B	81	86
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

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