



1B SANDHURST PARK

Bangor, BT20 5NU

Offers around **£278,000**



APARTMENT | 2  | 1  | 1 

Accessed via its own front door this fantastic ground floor apartment is conveniently positioned right in the heart of the popular village of Ballyholme.

KEY FEATURES

- Exceptional Ground Floor Apartment Accessed Via Its Own Front Door
- Conveniently Positioned Right In The Heart Of The Popular Village Of Ballyholme
- No Onward Chain
- In Close Proximity To Many Amenities
- Magnificent Open Plan Living Room With Dining Area To Fitted Kitchen With Range Of Built-In Appliances, Kardean Floor, Electric Remote Control Blinds And Decorative Marble Fireplace With Electric Fire
- Two Well Proportioned Bedrooms Including Main Bedroom With Built-In Wardrobes And Electric Remote Control Blind
- Recently Installed Shower Room
- Kardean Flooring In The Reception Hall, Open Plan Living Room And Shower Room
- Phoenix Gas Heating
- Upvc Double Glazed Windows
- Side Garden Has Southerly Aspect



ROOM DETAILS

Ground Floor

- Reception Hall
- Superb Fitted Kitchen Open Plan To Spacious Living/Dining Area 23' 2" x 18' 3"

Ground Floor

- Bedroom One 12' 3" x 11' 2"
- Bedroom Two 11' 2" x 8' 5"
- Shower Room

Outside

- Driveway With Parking
- Communal Garden To The Front In Plants And Shrubs
- Privately Owned Fully Enclosed Side And Rear Garden Areas In Paving With Southerly Aspect To The Side And Westerly Aspect To The Rear.



DIRECTIONS

Heading through Ballyholme village along Groomsport Road turn into Sandhurst Park. Number 1B is on your left, the first of the two driveways at the property.



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.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	78	78
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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