



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

135 GROOMSPORT ROAD | Bangor, BT20 5NS
OFFERS AROUND £384,950



**Scan for Property Details
and to Arrange a Viewing**



The Property

This is a rare and unique opportunity to purchase an outstanding good sized semi detached family home within the extremely popular and sought after area of Ballyholme with easy access to the Esplanade and beach. Beautifully presented throughout, and retaining a lot of the character associated with properties of this era, there are many features throughout including stained glass windows, original terrazzo flooring, wood panelled walls, fireplaces and cornicing resulting in a property of immense charm and ambiance.

The accommodation is bright, spacious and very flexible with the ground floor comprising sitting room with attractive fireplace, open fire, stained glass top lights and wooden floorboards, dining/family room with attractive fireplace, open fire, solid wooden floorboards and cornicing, living room with attractive fireplace, open fire and uPVC double glazed French doors to outside, and kitchen with casual dining area. Upstairs this fine home is further enhanced by having four well proportioned bedrooms and a fully tiled bathroom with four piece suite which includes bath and separate shower.

Outside does not disappoint either. Viewers are greeted by an attractive front garden in lawn with flowerbeds in plants and shrubs whilst to the rear is a fully enclosed garden with lawns and array of colourful flowers, plants, trees and shrubs in paved terrace areas. Other benefits include oil fired central heating, double glazed windows, utility room, downstairs WC, bright and spacious landing with Slingsby ladder to fully floored roofspace, with potential to convert subject to necessary approvals, detached garage and parking for numerous vehicles.

Properties of this calibre rarely make it to the open market and we expect demand to be high and from a wide range of potential purchasers. There are many amenities close by which add to its appeal, including shops, cafes, restaurants, schools and churches. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate its entirety and to avoid disappointment.

Property Features

- Outstanding Large Semi Detached Family Home
- Charm and Character in Abundance with Many Period Features Including Attractive Fireplaces, Stained Glass Top Lights, Cornice Ceiling, Wood Panelled Walls and Terrazzo Flooring
- Versatile and Flexible Accommodation
- Sitting Room with Attractive Fireplace, Open Fire, Wooden Floorboards and Stained Glass Top Lights
- Dining or Family Room with Attractive Fireplace, Open Fire, Solid Wooden Floorboards and Stained Glass Top Lights
- Living Room with Wooden Floorboards, Fireplace, Open Fire and Double Glazed French Doors to Rear Garden
- Kitchen with Casual Dining Area
- Separate Utility Room
- Four Well Proportioned Bedrooms
- Bathroom with Four Piece Suite to Include Bath and Separate Shower
- Additional Downstairs WC



Offers Around £384,950
Semi-Detached
4 Bedrooms
3 Receptions

Property Features

- Well Presented Front Garden in Lawns with Attractive Flowerbeds in Plants and Shrubs
- Fully Enclosed Rear Garden with Array of Colourful Flowers, Plants, Trees and Shrubs and Various Terraces
- Driveway with Parking for Numerous Vehicles
- Detached Garage
- Oil Fired Central Heating
- Double Glazed Windows
- Prestigious and Sought After Ballyholme Location with Easy Access to the Esplanade and Beach
- Many Other Amenities Close By Including Shops, Cafes, Restaurants, Churches and Primary School
- Demand Anticipated to be High
- Early Viewing Essential
- Bright and Spacious Landing with Slingsby Ladder to Fully Floored Roofspace which has Potential to Convert Subject to Necessary Approvals

Accommodation

Ground Floor

Enclosed Entrance Porch

Spacious Reception Hall

Downstairs WC

Dining or Family Room
13'4" x 12'3"

Sitting Room
16'1" x 12'2"

Living Room
11'4" x 13'8"

Kitchen
16'3" x 9'8"

Utility Room

Stairs to First Floor

First Floor

Bright And Spacious Landing

Bedroom One
13'4" x 12'1"

Bedroom Two
16'1" x 12'1"

Bedroom Three
10'7" x 10'5"

Bedroom Four
7'9" x 9'6"

Bathroom

Outside

Detached Garage
17'1" x 8'9"

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



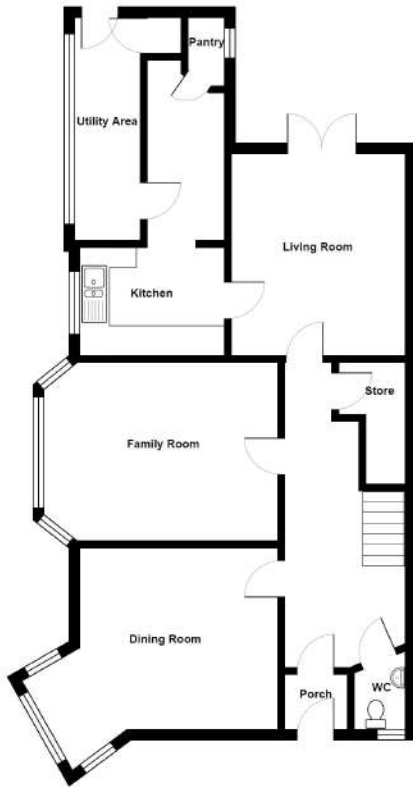






Directions

Heading through Ballyholme village, along Groomsport Road, Number 135 is on your left just before Morningside.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



JOHNMINNIS
RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



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 | 47 | |
| (21 - 38) | F | | 57 |
| (01 - 20) | G | | |
| Not energy efficient - higher running costs | | | |

Bangor/Ards Peninsula

15 New Street, Donaghadee
Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS