



42 WAVERLEY DRIVE

Bangor BT20 5LD

Offers Around

£329,950



HOUSE - SEMI-
DETACHED

| 3  | 2  | 1 

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KEY FEATURES

- Outstanding Semi Detached Property
- Extremely Popular and Highly Regarded Location Right in the Heart of Ballyholme Village
- Well Presented Throughout Leaving Little Left to do but Move Your Furniture in and Enjoy
- Living Room with Cast Iron Multi Fuel Burning Stove
- Good Sized Open Plan Kitchen to Casual Dining/Family Area
- Three Well Proportioned Bedrooms, Main Bedroom with En Suite Shower Room
- Bathroom with Four Piece White Suite to Include Bath and Separate Shower
- Additional Downstairs WC
- Phoenix Gas Heating
- Pressurised Water System
- Double Glazed Windows
- Tarmac Driveway to Front with Parking
- Outstanding Fully Enclosed Easily Maintained Landscaped Rear Garden with Paved Patio Barbecue Terrace, Built-in Seating, Flowerbeds in Plants and Shrubs and South Westerly Aspect
- Rear Garden is an Ideal Space for Outdoor Entertaining or Enjoying the Sun, Also Provides Ample Room to Extend Subject to Necessary Approvals
- Conveniently Positioned with Easy Access to Many Amenities Including Ballyholme Beach and Village, Shops, Cafes, Restaurants, Ward Park and Leading Local Schools
- Various Activities Close by for the Sporting Enthusiast Which Includes Sailing, Golf and Rugby
- Wide Ranging Appeal to a Host of Potential Purchasers Including First Time Buyers, Young Professionals, the Retired and Those Looking to Downsize
- Early Viewing Essential



ROOM DETAILS

GROUND FLOOR *Superb Kitchen*
Open Plan To
Entrance *Dining/Family Area*
Reception Hall 22'5 x 17'11
Downstairs WC
Living Room
14'1 x 11'9

FIRST FLOOR
Stairs To First Floor
Landing
Bedroom One
13'10 x 11'6 at widest
points

Ensuite Shower
Room
Bedroom Two
13'5 x 9'7
Bedroom Three
9'7 x 7'10
Bathroom
Outside



DIRECTIONS

Heading out of Bangor along Donaghadee Road turn left onto Groomsport Road. Heading into Ballyholme Village turn left onto Waverley Drive



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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

OUR BRANCHES

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