



This superb semi detached property enjoys a fantastic location within the well renowned village of Ballyholme. Everything is literally on your doorstep; From local shops, churches, Ballyholme Primary School, Ballyholme Beach plus Ballyholme and Royal Ulster Yacht Clubs for the boating enthusiasts. Bangor town centre is a short car journey away as is the Bangor ring road with links to arterial routes for those wishing to commute. Occupying an elevated position set back from the road, the property has a good sized driveway offering ample parking. The rear garden is notably private and benefits from a sunny South facing aspect. Internally, the property is immaculately presented and tastefully decorated throughout. The layout comprises hallway, separate living room, a good sized open plan kitchen – dining which enjoys direct access to the rear garden – ideal for entertaining. Upstairs, are three well proportioned bedrooms plus modern bathroom. Further enhanced by gas fired central heating with combi boiler plus uPVC double glazed windows and doors. We have no hesitation in recommending this beautifully presented home – Viewing is a must.

Offers Around  
£195,000

40 Windmill Road,  
Ballyholme,  
Bangor,  
BT20 5RA

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Viewing by  
appointment  
through agent  
028 9042 4747

- Convenient location within the heart of Ballyholme
- Immaculately presented semi detached
- Hallway
- Living Room
- Open plan Kitchen - Dining
- Shaker style kitchen, uPVC double glazed doors leading to rear garden - perfect for entertaining
- Three Bedrooms
- Modern bathroom
- Gas fired central heating
- uPVC double glazed windows and doors, uPVC fascias & soffits
- Occupying an elevated position set back from the road
- Good sized tarmac driveway to front offering ample parking
- Enclosed, notably private rear garden that benefits from sunny aspect
- Ideal location for families - within minutes walk from Ballyholme Primary School
- Nearby to range of amenities including local shops, cafe, Ballyholme & Royal Ulster Yacht Clubs and Ballyholme beach



The Property Comprises:

#### Ground Floor

uPVC double glazed front door to . . .

HALLWAY:

LIVING ROOM: 14' 5" x 11' 10" (4.4m x 3.6m) (Chimney capped). Feature

fireplace with granite hearth and timber mantle, walnut effect laminate wood floor.

KITCHEN OPEN PLAN TO DINING AREA :

17' 3" x 12' 10" (5.26m x 3.91m) Shaker style kitchen with excellent range of high and low level units, wood block effect worktop, stainless steel sink with drainer and swan neck mixer tap, built-in Bosch dishwasher, Bosch washing machine, free standing Bosch fridge freezer, tiled splash back, concealed lighting, porcelain tiled floor, uPVC double glazed patio doors to exterior, boarded and capped fireplace.





## First Floor

LANDING: Access to roofspace.

MASTER BEDROOM: 13' 1" x 10' 6" (4m x 3.2m)

BEDROOM (2): 12' 10" x 10' 10" (3.9m x 3.3m)

BEDROOM (3): 9' 2" x 7' 3" (2.8m x 2.2m)

Built-in storage cupboard.

BATHROOM: White suite comprising panelled bath with mains shower, wall-mounted wash hand basin with mixer tap, tiled splash back, low flush wc, heated towel rail.

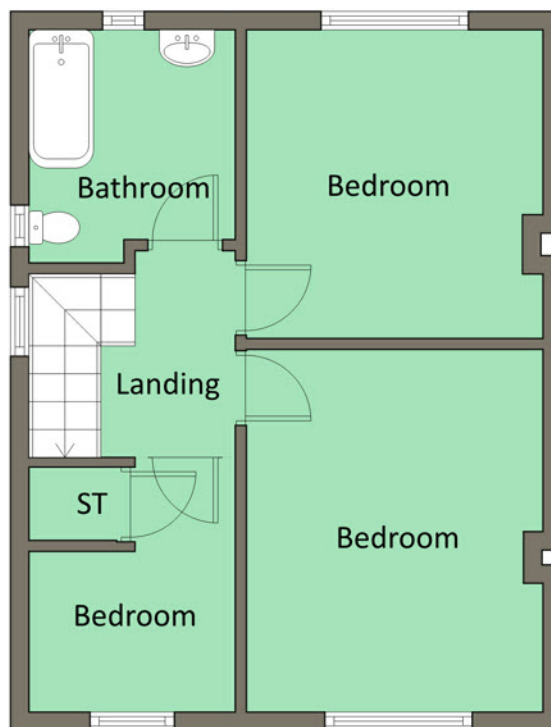
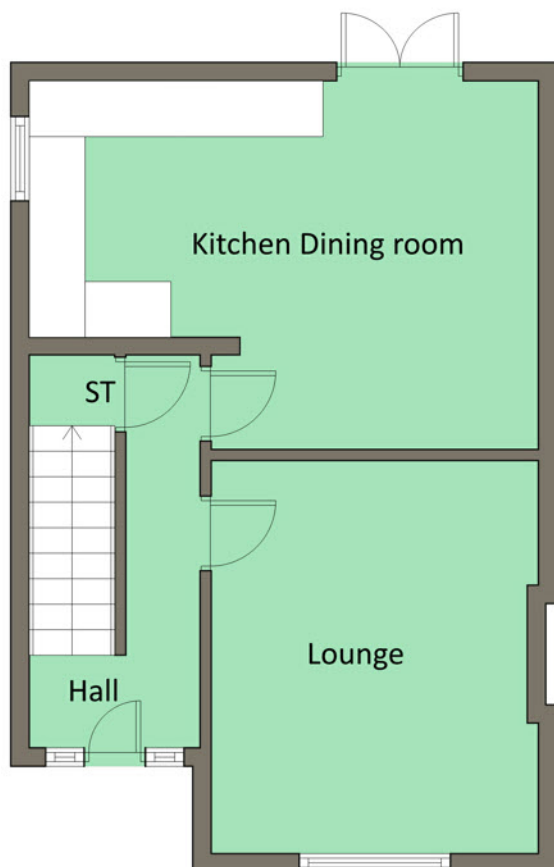
## Outside

Good sized tarmac driveway offering ample parking. Fully enclosed, notably private rear garden, benefitting from a sunny aspect. Masonry garden store.

## Location:

Windmill road runs between Groomsport Road and Donaghadee Road. Travelling along Windmill Road out of Ballyholme Village, Number 40 is located on the right hand side.





North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

Epc Type: Domestic

Current: C69

Potential: C72

EPC Landmark Code: 9678-0129-6170-5657-2906

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80	69	72
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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