



This most attractive detached chalet bungalow occupies a superb level site which benefits from spacious mature gardens and flower beds that provide an array of colour throughout the year which have all been extremely well maintained by the present owner. Located in Ballyholme, well known and highly regarded for its mix of quality housing and close proximity to leading schools, delightful coastal walks and both Ballyholme & Royal Ulster Yacht Clubs for the yachting enthusiast, further adding to the appeal of this home.

Internally the accommodation is deceptively spacious with accommodation that is ideal for the growing family or retired alike. Of particular note is the lounge with cast iron stove, entertainment sized kitchen/ living / dining with direct access to the gardens. The property enjoys three well proportioned bedrooms to include master with ensuite shower room & dressing room and further fourth bedroom on the first floor. The property also benefits from a detached garage with annex to the rear which is ideal for a Home Office or further bedroom / living accommodation. Externally the gardens are well laid out in lawns, shrubs and various seating areas.

Rarely does such a property come onto the open market, therefore we have no hesitation in recommending early viewing.

**Offers Around
£455,000**

22 Ward Avenue,
Bangor,
BT20 5HW

Viewing by
appointment
through agent
028 9042 4747



- Detached Chalet Bungalow
- Beautiful Setting enjoying Privacy & Tranquillity
- Excellent Standard of Decor Throughout
- Lounge with Cast Iron Stove
- Entertainment Sized Kitchen/ Living/ Dining - with direct access to the garden
- Utility Room
- Three Well Proportioned Bedroom to include Master with Ensuite and Dressing Room
- Luxury Shower Room
- Bedroom Four on the 1st Floor
- Double Glazed Windows/ Gas Heating
- Detached Garage with Annex to the Rear - Ideal for Home Office or Further Self Contained Living / Bedroom Accommodation
- Well tended gardens in lawns / flowerbeds with an array of shrubs etc
- Popular & Sought after Location

The Property Comprises:

Ground Floor

Hardwood front door, leaded and stained glass sidelights.

ENTRANCE HALL: Exposed and treated wood flooring.



LOUNGE: 15' 9" x 12' 6" (4.8m x 3.81m) (into square bay) Hole in the wall fireplace with cast iron stove, cornice ceiling picture rail.



ENTERTAINMENT SIZED KITCHEN/LIVING/DINING: 22' 3" x 22' 9" (6.78m x 6.93m) (at widest points) Hole in the wall fireplace with cast iron stove, wood flooring.

Solid wood kitchen with excellent range of high and low level units, solid worksurfaces, 4 ring hob, double oven, extractor fan, integrated fridge/freezer, island with circular sink unit and mixer taps, integrated dishwasher. Doors to outside.



BEDROOM (2): 12' 2" x 10' 9" (3.71m x 3.28m)



UTILITY ROOM: Plumbed for washing machine, space for tumble dryer. Additional storage.

BEDROOM (3): 12' 3" x 8' 8" (3.73m x 2.64m)

SHOWER ROOM: Walk-in double shower cubicle with thermostatic shower unit, mixer taps, telephone hand shower and rain shower, low flush wc, vanity unit, ceramic wood effect tiled floor, feature brick part tiling, LED lighting, extractor fan.



BEDROOM (1): 16' 9" x 9' 0" (5.11m x 2.74m) Double doors to decked patio.

DRESSING ROOM:

ENSUITE: Fully tiled shower cubicle, Redring electric shower, wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, extractor fan, LED lighting, Heated towel rail.



First Floor

BEDROOM (4): 14' 11" x 9' 9" (4.55m x 2.97m) Excellent storage into eaves.



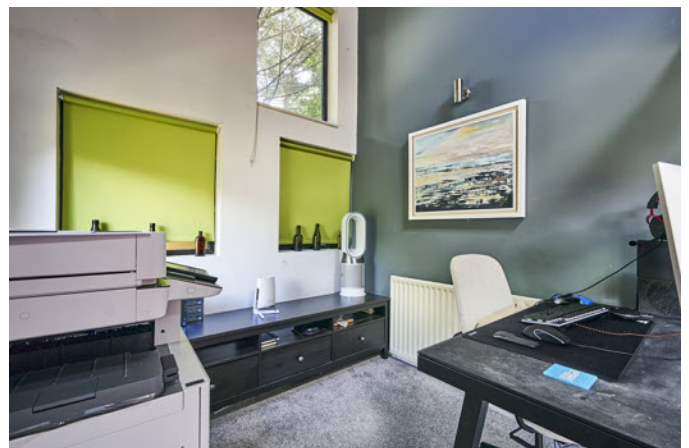
FLOORED ROOFSpace: Gas fired boiler.

Outside

DETACHED GARAGE: Up and over door, oil fired boiler (for annex)..

ANNEX TO REAR OF GARAGE:

HOME OFFICE: 17' 8" x 12' 4" (5.38m x 3.76m)



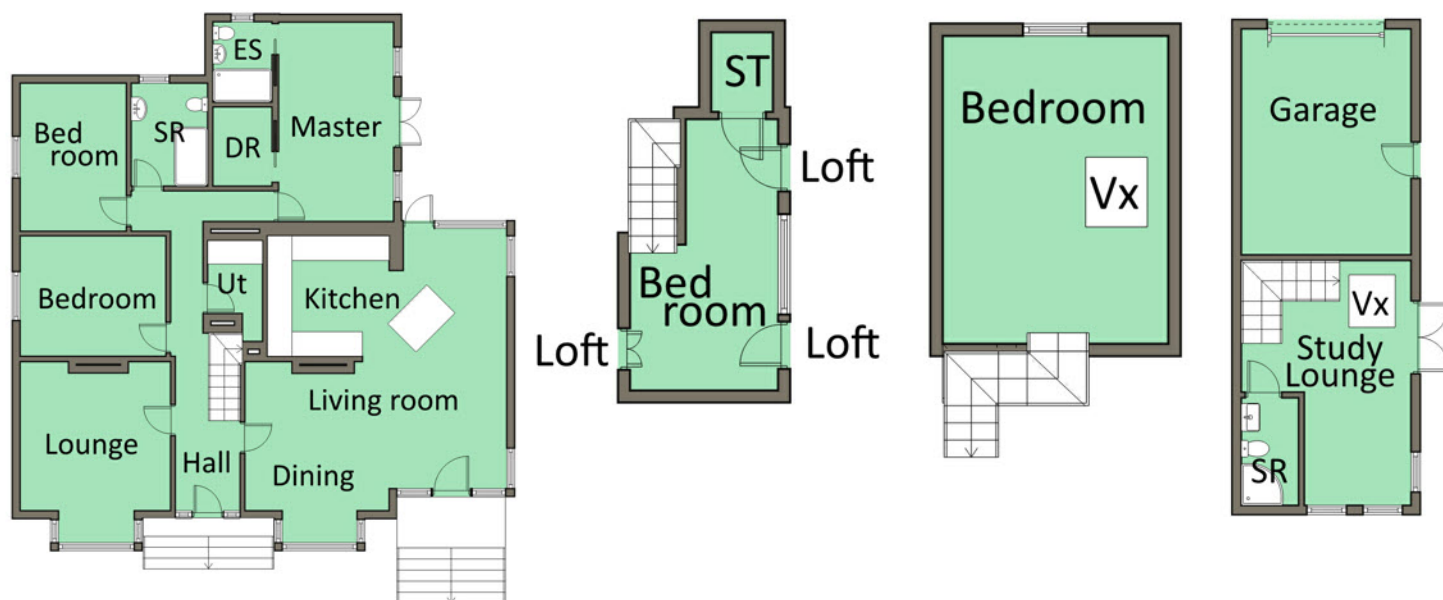
SHOWER ROOM: Fully tiled shower cubicle with Redring electric shower, wash hand basin, low flush wc, ceramic tiled floor, heated towel rail.

Stairs to Gallery Landing.

BEDROOM: 15' 10" x 9' 5" (4.83m x 2.87m)







Location:

Accessed by a private laneway at Ward Avenue on right hand side between Ballyholme Road and Shandon Drive.

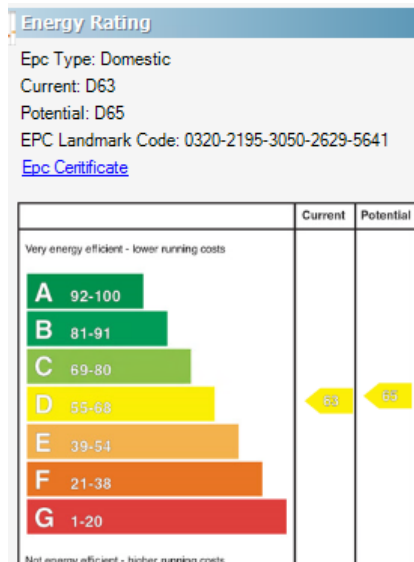
North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com



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