



An attractive, extended semi detached property boasting 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 a quiet position set back from the road, the property affords a notably private rear garden that benefits from a sunny aspect. Internally, the property is well presented and offers bright and spacious accommodation. An impressive open plan kitchen – dining – living space with direct access to the private rear garden is undoubtedly the heart of the home. Further investigation reveals separate living room with wood burning stove, three bedrooms plus main bathroom. The property is further enhanced by gas fired central heating and uPVC frame double glazed windows throughout. We are confident this property will appeal to a wide range of prospective purchasers and would encourage viewing at your earliest convenience.

Offers Around
£229,950

8 Grove Park,
Bangor,
BT20 5QG

Viewing by
appointment
through agent
028 9042 4747



- Located within the heart of Ballyholme
- Attractive, extended semi detached property
- Impressive open plan kitchen - dining - living
- (With direct access to rear garden)
- Living Room with wood burning stove
- Three Bedrooms
- Main Bathroom with modern white suite
- Gas central heating / uPVC frame double glazed windows
- Notably private rear garden benefiting from a sunny aspect
- Within walking distance to Ballyholme village & Ballyholme Beach
- Within close proximity to range of amenities including Ballyholme Primary School, local churches, restaurants plus Royal Ulster & Ballyholme Yacht Clubs
- We anticipate interest from a wide range of prospective purchaser

The Property Comprises:

Ground Floor

Composite front door.

ENTRANCE PORCH: Glazed inner door to . . .

HALLWAY:



LIVING ROOM: 12' 10" x 9' 10" (3.9m x 3.0m) Feature wood burning stove with slate hearth and timber mantle.



Telephone 028 9042 4747
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OPEN PLAN KITCHEN/DINING/LIVING: 18' 8" x 18' 8" (5.7m x 5.7m) Modern fitted kitchen with excellent range of high and low level units with matching island, stainless steel 1.5 bowl sink unit with mixer taps, granite work tops, space for range cooker (and wood block worktop), tiled splashback and stainless steel extractor fan, plumbed for washing machine, space for dryer.



First Floor

LANDING: Cupboard with boiler (gas fired).

LOFT ACCESS: with light, partially floored.



MASTER BEDROOM: 13' 9" x 9' 10" (4.2m x 3.0m) Oak wall to wall range of built-in robes with mirror sliding doors.



BEDROOM (2): 8' 10" x 8' 10" (2.7m x 2.7m)



BEDROOM (3): 10' 10" x 7' 10" (3.3m x 2.4m)



BATHROOM: Modern bathroom suite comprising panelled bath with mixer taps and mains shower over, low flush wc, pedestal wash hand basin with mixer taps, ceramic tiled floor, extractor fan.



Outside

Tarmac driveway offering ample parking.

Fully enclosed, notably private rear garden; In lawn bordered by hedging benefiting from a sunny aspect.

Outside tap and light.



Location:

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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