



This most attractive detached chalet bungalow was built in 1926 and occupies a corner 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 feature bay window and cast iron stove, dining room with floor to ceiling windows and two bedrooms on the ground and first floor. The property also benefits from a detached garage and additional driveway. 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 Over  
£425,000

1 Fourth Avenue,  
Baylands,  
BANGOR,  
BT20 5JY

---

Viewing by  
appointment  
through agent  
028 9042 4747



- Attractive Detached Chalet Bungalow
- Deceptively Spacious Accommodation Over Two Floors
- Lounge with Cast Iron Stove, Dining Room
- Fitted Kitchen
- Two Ground Floor Bedrooms and Bathroom
- Two First Floor Bedrooms and Modern Shower Room
- Double Glazed Windows / Gas Heating
- Detached Double Garage with Driveway Parking
- Well Tended Gardens to Front & Side
- Popular & Sought After Ballyholme Location

## The Property Comprises:

Upvc door to...

### Ground Floor

ENTRANCE PORCH: Ceramic tiled floor, glazed and stained hardwood door with matching sidelights.



LOUNGE: 13' 0" x 19' 0" (3.96m x 5.79m) Into side bay. multi fuel stove, cornice ceiling, picture rail.





DINING ROOM: 13' 0" x 16' 0" (3.96m x 4.88m) Cornice ceiling, picture rail, floor to ceiling windows.



KITCHEN 13' 0" x 9' 0" (3.96m x 2.74m) Fully fitted kitchen with excellent range of high and low level units, hob, double oven, stainless steel sink unit with mixer tap, space for fridge/freezer, door to outside.



BEDROOM (4): 13' 0" x 9' 0" (3.96m x 2.74m) Display shelves, built in robes, cornice ceiling.

BEDROOM (3): 13' 0" x 12' 11" (3.96m x 3.94m)



SEPARATE WC: Low flush WC, ceramic tiled floor.

BATHROOM: Panelled bath, wash hand basin, vinyl type flooring, extractor fan.

REAR HALLWAY: Storage understairs, Upvc door to outside.

## First Floor

LANDING: Storage into eaves.

BEDROOM (1): 15' 0" x 9' 0" (4.57m x 2.74m) Velux window to rear and window to side.

SHOWER ROOM: Fully tiled shower enclosure with Mira shower unit, low flush WC, pedestal wash hand basin, vinyl type flooring, part tiled walls, LED lighting, extractor fan, heated towel rail.

BEDROOM (2): 13' 0" x 12' 0" (3.96m x 3.66m) At widest points. Picture rail, access to roofspace.





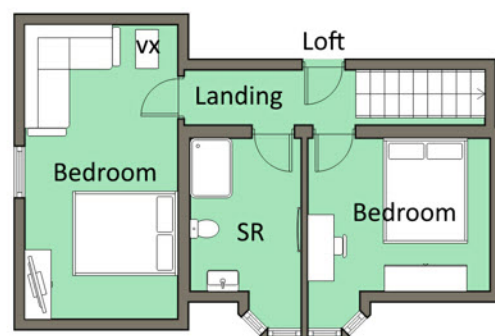
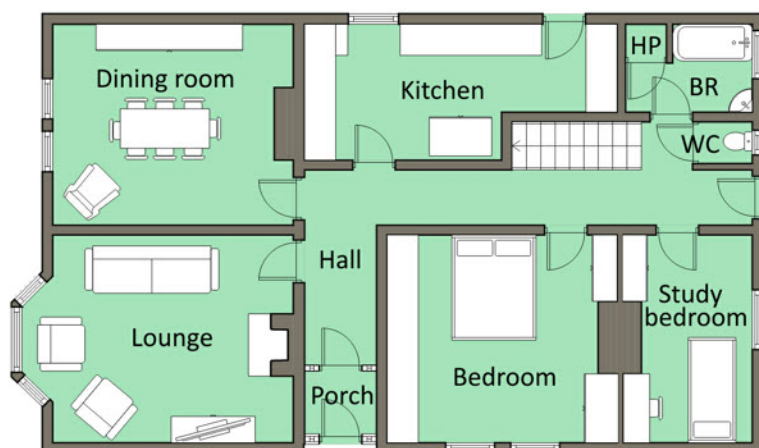
Outside

OUTSIDE Driveway leading to...

DETACHED GARAGE: 16' 11" x 19' 0" (5.16m x 5.79m) Twin roller shutter door, light and power, separate WC and wash hand basin, loft storage above, gas fired boiler.

Well tended gardens to the front and side in lawns, mature shrubs and plants. Various seating areas, garden pond.





## Location:

1. Heading in the direction of Ballyholme Village along Ballyholme Road, turn right into Second Avenue. Second Avenue becomes Fourth Avenue.
2. From Donaghadee Road turn left into Third Avenue and then right Fourth Avenue and 1 is the corner property.

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)



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 Templeton Robinson, 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.