



This superb new build circa 1080 sq ft is a luxury semi-detached home that requires little to do but just move in. It's situated within an extremely popular residential area just on the Groomsport Road, Ballyholme. Offering ease of access to local shops and amenities, Ballyholme village, school, beach and the ring road for those commuting to Belfast. Bangor Town and Bloomfield Shopping Centre are also only a short car journey away.

Internally, the property comprises of a living room open plan to luxury painted kitchen / dining area with direct access to the patio style garden, ground floor cloaks with low flush suite & utility area; on the first floor there are two bedrooms, principal room with ensuite shower room, luxury bathroom and home office or dressing room. Externally has allocated parking.

Properties in Ballyholme Village are in demand so don't delay and arrange a viewing today before it is too late!

Asking Price
£299,950

70 Groomsport Road,
BANGOR,
BT20 5NE

Viewing by
appointment
through agent
028 9042 4747



- Recently Built Semi Detached Villa - circa 1080 sq ft
- Extremely Well Finished Throughout with a Contemporary Vibe Throughout
- Living Room open plan to Kitchen / Dining Room with Direct Access to the Patio Style Garden
- Ground Floor Cloaks with Utility Area
- Two Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Further Home Office or Dressing Room
- Luxury Bathroom
- Double Glazed Windows / Gas Fired Central Heating
- Allocated Car Parking
- Private Patio Garden which is Ideal for Dining El Fresco
- Superb Ballyholme Location

Ground Floor

ENTRANCE HALL: Laminate wooden floor, storage cupboard understairs.

CLOAKS/UTILITY ROOM: Low flush WC, wash stand, sensor lighting, laminate wooden floor, LED lighting, exactor fan. Utility area - plumbed for washing machine.



LIVING ROOM: 19' 0" x 9' 0" (5.79m x 2.74m) Laminate wooden floor, open plan to...



KITCHEN/DINING: 16' 10" x 10' 0" (5.13m x 3.05m) Cashmere coloured solid wood kitchen with range of high and low level units, 1.5 stainless steel sink unit with mixer tap, Indesit dishwasher. Indesit hob and oven, glass splashback, extractor fan and canopy, integrated fridge/freezer, larder cupboard, boiler cupboard: Vokera gas fired boiler. Laminate wooden floor, LED lighting, double door to patio garden.



First Floor

PRINCIPAL BEDROOM: 13' 0" x 8' 0" (3.96m x 2.44m)



ENSUITE: Shower cubicle with thermostatic shower unit, wash stand, low flush WC, extractor fan.

LINEN CUPBOARD: Built in shelves, radiator. Access to roofspace.



BATHROOM: White bath suite comprising panelled bath with mixer tap, wash stand, low flush WC, ceramic tiled floor, part tiled walls, extractor fan, LED lighting.



BEDROOM (2): 13' 0" x 9' 11" (3.96m x 3.02m)

HOME OFFICE/DRESSING ROOM: 6' 0" x 6' 0" (1.83m x 1.83m)



Outside

OUTSIDE: Parking area to front. Pedestrian brick paviour pathways leading to rear. Flowerbeds to front. Private patio area providing an idea area for dining el fresco.

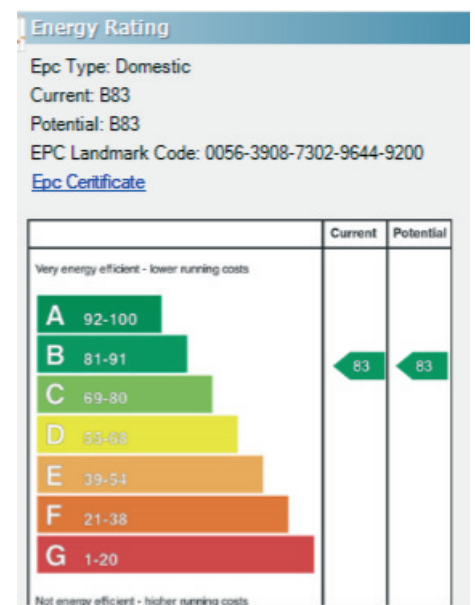


The Floorplan For This Property Is Being Processed

Location:

Leaving Bangor on the Donaghadee Road fork left onto Groomsport Road, property is on right hand side just before Bellevue.

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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