



This charming and well presented semi-detached chalet bungalow is situated on a lovely site and is in Ballyholme - which is quickly becoming one of the most popular areas to live in Bangor for many people of all ages.

Inside the present owners have put considerable thought and time into the presentation resulting in a most attractive and well thought out contemporary colour schemes throughout - leaving the eventual purchasers with little or nothing to do but move in.

With its close proximity to Ballyholme Beach, Ballyholme and Royal Ulster Yacht Clubs for the yachting enthusiast and the coastal path - coupled with the attractively presented interior - will make this home an excellent buy for the discerning purchaser.

Early viewing is highly recommended.

Offers Over
£209,950

17 Fourth Avenue,
Baylands,
Bangor,
BT20 5JY

Viewing by
appointment
through agent
028 9042 4747



- Attractive Red Brick Semi Detached Chalet Bungalow
- Extremely Well Presented Throughout
- Living Room
- Good Sized Kitchen/Living/ Dining Room
- Two Bedrooms on Ground Floor
- White Bathroom Suite
- Master Bedroom with ensuite on First Floor
- Detached Timber Garage additional driveway parking
- Upvc Double Glazed Windows / Gas Heating
- Gardens in lawns, patio areas etc
- Popular & Sought after Location

The Property Comprises:

Ground Floor

Double glazed front door to enclosed entrance porch.

ENCLOSED ENTRANCE PORCH: Glazed inner door to . . .

RECEPTION HALL:



LIVING ROOM: 14' 6" x 11' 2" (4.42m x 3.4m) (into bay at widest points).



SUPERB MODERN EXTENDED KITCHEN WITH OPEN PLAN DINING/FAMILY AREA: 18' 3" x 15' 4" (5.56m x 4.67m) (at widest points). Range of high and low level hand painted units, laminate work surfaces, Franke 1.5 bowl stainless steel sink unit with mixer tap, space for cooker range, tiled splashback, extractor fan above, recess for ice dispensing fridge freezer, integrated dishwasher, laminate wood effect floor, uPVC double glazed French doors to outside.



BEDROOM (2): 12' 6" x 9' 0" (3.81m x 2.74m) (at widest points). Under stairs storage cupboard.



BEDROOM (3): 10' 7" x 9' 10" (3.23m x 3m) (at widest points). .Built-in wardrobe.



BATHROOM: Four piece white suite comprising panelled bath with mixer tap, separate built-in fully tiled shower cubicle with monsoon shower, low flush wc, wash hand basin with mixer tap in vanity unit, chrome heated towel rail, part tiled walls, extractor fan.

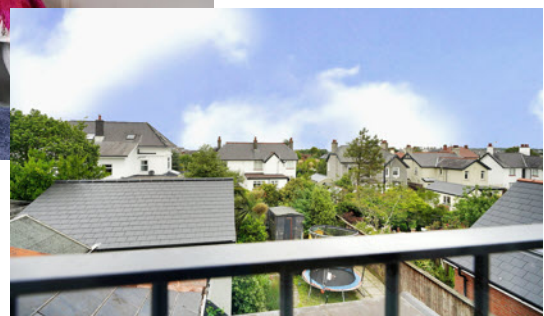


First Floor

LANDING: Storage in eaves.



MASTER BEDROOM: 13' 3" x 8' 6" (4.04m x 2.59m) (plus recess). uPVC double glazed French doors to Juliet balcony, storage in eaves.



ENSUITE BATHROOM: Three piece suite comprising panelled bath with mixer tap and hand shower over, low flush wc, wash hand basin with mixer tap, tiled splashback in vanity unit, chrome heated towel rail, extractor fan.

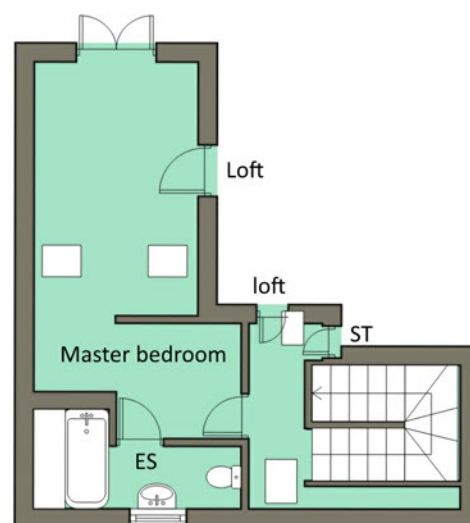
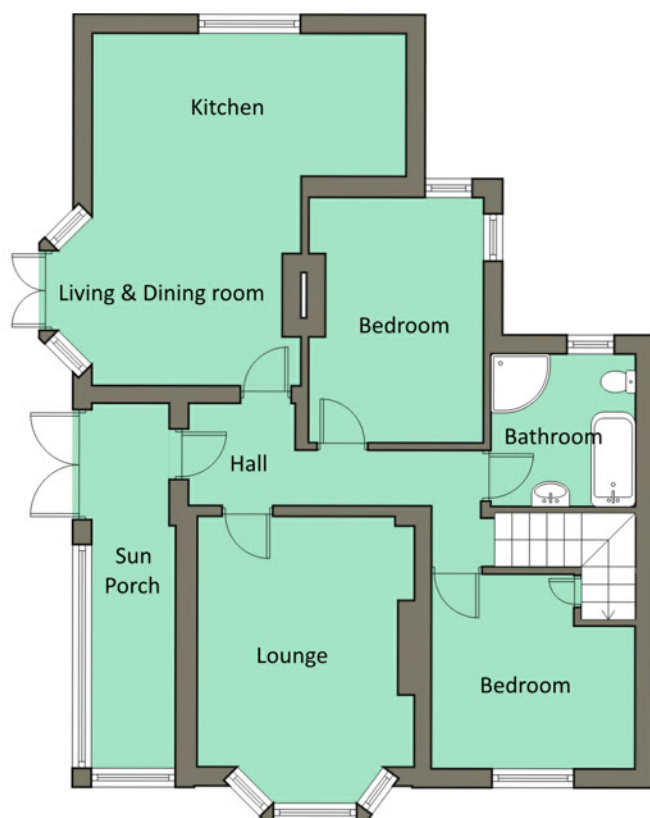


Outside

Front garden in lawns, driveway with parking. Fully enclosed rear garden in lawn with good sized storage area, storage shed and outside taps.

DETACHED TIMBER GARAGE: 15' 1" x 8' 6" (4.6m x 2.59m) (at widest points). Wooden doors, plumbed for washing machine, space for tumble dryer, light and power.

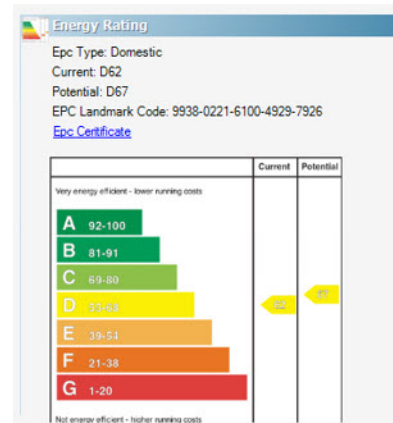




Location:

From Hamilton Road roundabout onto Donaghadee Road, take third left into Third Avenue and first right into Fourth Avenue.

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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