



This elegant detached residence is the epitome of the traditional family home located in the heart of Ballyholme. The attractive pebbledashed elevations with Bangor blue slate roof, conceal bright spacious accommodation which has been sympathetically extended to provide a magnificent open plan modern Kitchen / Living / Dining room (with double doors opening to the patio area) while also retaining many of the original features one would expect from a property of this era; with a special mention of the wood panelled hall and stairs.

On the ground floor there are four reception rooms comprising Drawing Room, Living Room, Dining Room and Morning Room - three of which retain their original open fireplaces; and not forgetting the separate utility room too. On the first floor there are four good sized bedrooms, separate bathroom and a study with its stained glass window. Outside the property occupies a beautifully mature corner site with gardens laid in lawn and shrubs providing an array of colour - which is the perfect backdrop to this charming home.

The convenience and appeal of Ballyholme is well documented and for good reason with local shopping, schools and beach facilities all within a few minutes walk. All in all, a charming yet practical home which we feel sure will captivate the hearts of many.

Offers Around  
£475,000

112 Groomsport Road,  
Bangor,  
BT20 5NT

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Viewing by  
appointment  
through agent  
028 9042 4747





- A Detached Elegant Family Residence, Beautifully Appointed
- Four Reception Rooms - Drawing Room, Living Room, Dining Room and Morning Room - (Three have Open Fireplaces)
- Beautiful Entrance Hall with wood panelled walls extending to stairs
- Magnificent Modern Open Plan Kitchen / Living / Dining Room - patio doors to garden
- Ground Floor Shower Room / First Floor Bathroom
- 4 Bedrooms & Study
- Solid Wood Fitted Kitchen and Separate Utility Room
- Double Glazed in uPVC Frames, Oil Fired Central Heating
- Detached Garage with Electric Door
- Beautiful Gardens laid in lawn and shrubs
- Corner Site with Gardens to Front, Side & Rear
- Extremely Convenient Location
- Very desirable and sought after location close to Ballyholme beach and magnificent walks



The Property Comprises:

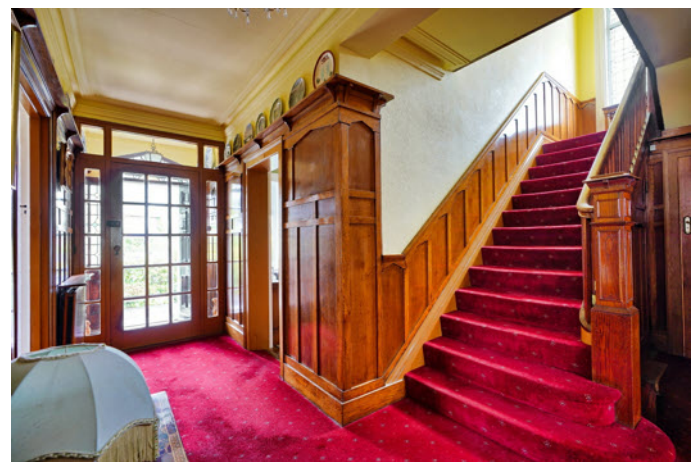
## Ground Floor

COVERED ENTRANCE PORCH: Terrazzo flooring.

Hardwood front door.

ENCLOSED ENTRANCE PORCH: Terrazzo flooring.

Glazed wooden door to entrance hall, wood panelled walls, plate rack, parquet flooring under



LIVING ROOM: 14' 3" x 16' 2" (4.34m x 4.93m) (into side and front bay) Original 'Art Deco' fireplace, tiled hearth and Baxi grate, open fireplace, cornice ceiling.





DINING ROOM: 16' 8" x 11' 8" (5.08m x 3.56m) 'Van Dyke' fireplace with open fire, double door to courtyard, parquet flooring under carpet.



DRAWING ROOM: 17' 9" x 12' 0" (5.41m x 3.86m) (into bay) 'Art Deco' open fire, cornice ceiling, parquet flooring under carpet, cornice ceiling.





MORNING ROOM: 12' 5" x 10' 7" (3.78m x 3.23m) Parquet flooring under carpet, cornice ceiling.



KITCHEN/LIVING/DINING: 22' 2" x 16' 7" (6.76m x 5.05m) Kitchen with range of high and low level units, solid wooden units. Neff fridge and dishwasher, stainless steel sink, drainer, waste disposal unit, filter tap, Neff microwave and rear display shelving, glazed display cabinets, Neff 4 ring hob, stainless steel splashback, granite worktops, Ariston extractor fan and canopy, Chinese slate flooring, under floor heating, valuted ceiling, folding door to patio/garden.



UTILITY ROOM: 10' 1" x 4' 9" (3.07m x 1.45m) Further range of units, stainless steel sink unit with mixer taps, integrated freezer, space for washing machine, Chinese slate flooring, extractor fan.



SHOWER ROOM: Fully tiled shower cubicle Mira shower unit, heated towel rail, low flush wc, pedestal wash hand basin, ceramic tiled floor.





## First Floor

LANDING: Double glazed and original stained glass windows.



BEDROOM (1): 12' 8" x 17' 6" (3.86m x 5.33m) (into bay) Vanity unit.

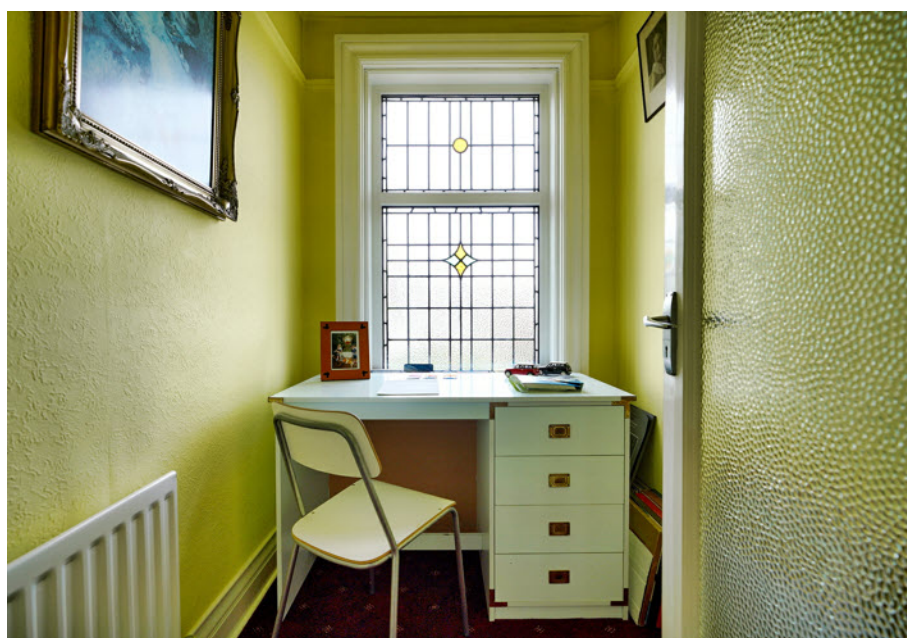




BEDROOM (2): 12' 5" x 15' 9" (3.78m x 4.8m)



STUDY: 5' 2" x 6' 9" (1.57m x 2.06m) Double glazed and original stained glass windows.



BEDROOM (3): 15' 8" x 12' 0" (4.78m x 3.66m) Vanity unit.





BEDROOM (4): 12' 6" x 11' 4" (3.81m x 3.45m) Vanity unit, built-in robe with cupboard above.



BATHROOM: White bathroom suite comprising panelled bath with mixer taps, telephone hand shower, bidet, low flush wc, pedestal wash hand basin, Camdean flooring. Hotpress, built-in shelves, copper cylinder, Willis type immersion heater, feature double glazed and stained glass windows. Access to roofspace.



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## Outside

Enclosed courtyard style garden in York stone paving.

DETACHED GARAGE: Electric up and over door. Oil fired boiler.





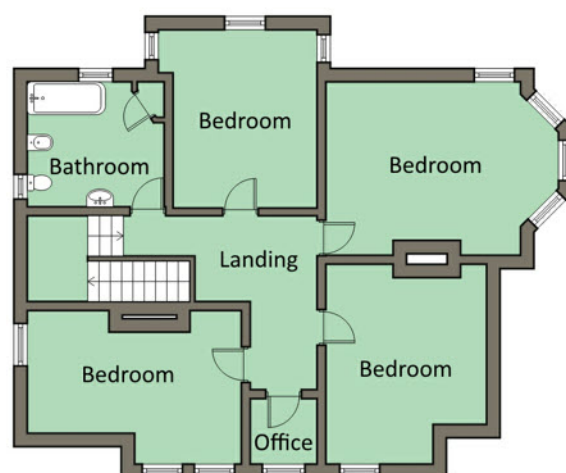
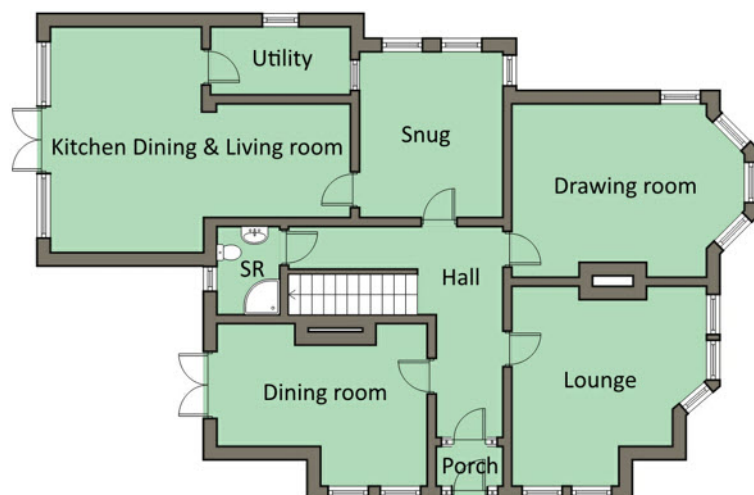


Location:

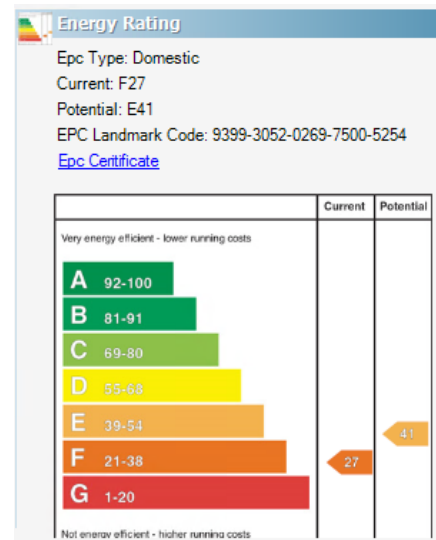
Off the Groomsport Road, turn right 200 yards past village shops.

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[www.templetonrobinson.com](http://www.templetonrobinson.com)





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