



This well-presented extended semi-detached home 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 lounge with open fire, a kitchen with casual living and dining area with direct access to the garden, and a luxury bathroom on the ground floor; on the first floor there are three bedrooms. Externally, the property has a generous corner site, garden areas that capture the sun throughout the day and off-road parking.

Offers Around
£199,950

76 Groomsport Road,
BANGOR,
BT20 5NE

Viewing by
appointment
through agent
028 9042 4747



- Attractive & Extended Semi Detached Villa
- Excellent Standard of Decor Throughout
- Lounge with Feature Fireplace
- Bespoke Kitchen with Casual Living / Dining Area
- Luxury Bathoon on Ground Floor
- Three Well Proportioned Bedrooms
- Gas Heating / Upvc Double Glazed Windows
- Corner Site with Gardens in lawns/ shrubs/ patio areas
- Driveway Parking with access from Bellevue
- Superb Ballyholme Location

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENCLOSED TILED ENTRANCE PORCH: Inner door to . . .

ENTRANCE HALL:



LOUNGE: 15' 6" x 11' 0" (4.72m x 3.35m) Semi-engineered oak wooden floorboards, cornice ceiling, picture rail, fireplace with tiled inset and hearth, built-in shelving.



KITCHEN/LIVING/DINING: 19' 8" x 17' 3" (5.99m x 5.26m) Bespoke wood kitchen with range of units, solid oak work surfaces, Neff five ring gas hob and oven, plumbed for washing machine, Belfast sink unit with mixer tap, plumbed for washing machine, space for fridge freezer, ceramic tiled floor, LED lighting, Velux window, built-in cupboard. Casual dining and living area (chimney not lined).



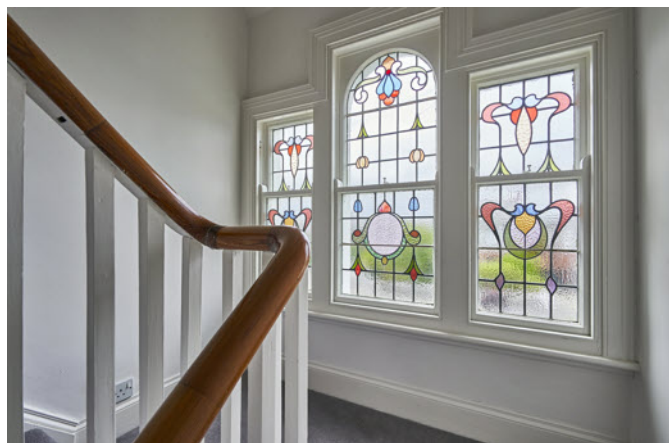
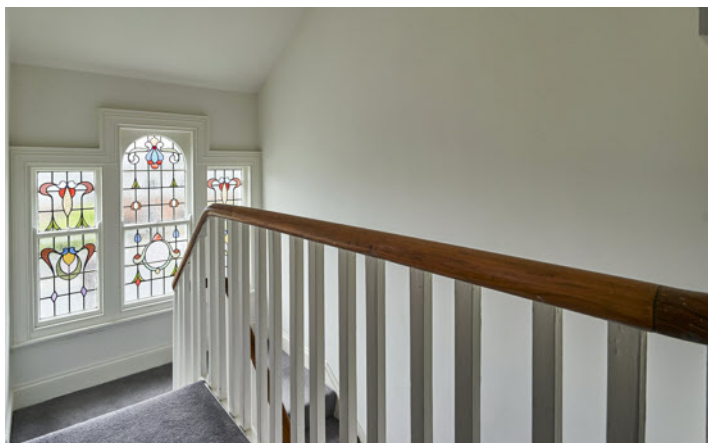


BATHROOM: White suite comprising panelled bath with thermostatic shower unit and rain shower head, LED lights, extractor fan, wash hand basin, low flush wc, heated towel rail, ceramic tiled floor, brick effect part tiled walls, under floor heating.



First Floor

LANDING: Feature and stained glass window, Worcester gas boiler, access to roofspace.



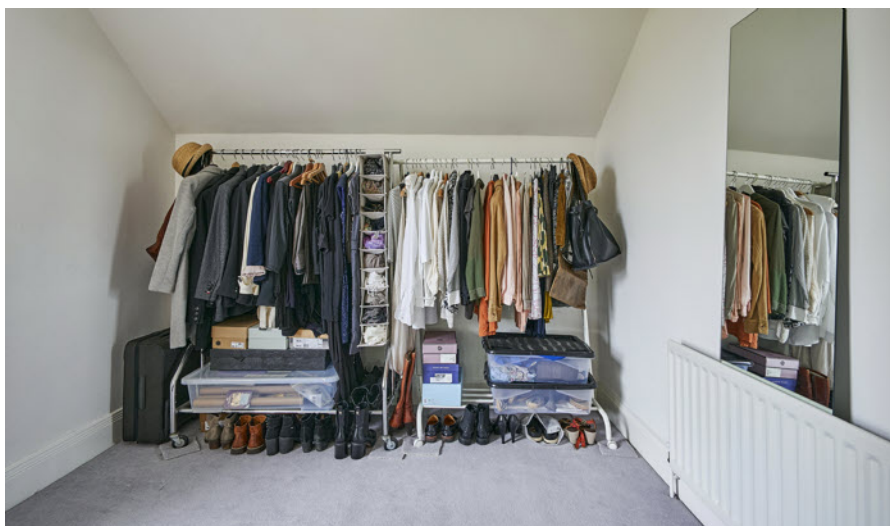
BEDROOM (1): 11' 5" x 9' 0" (3.48m x 2.74m)



BEDROOM (2): 12' 11" x 8' 7" (3.94m x 2.62m)



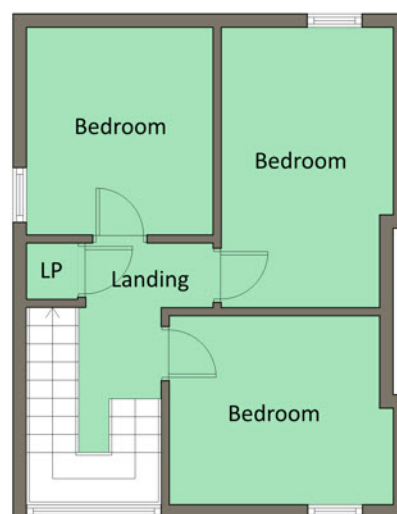
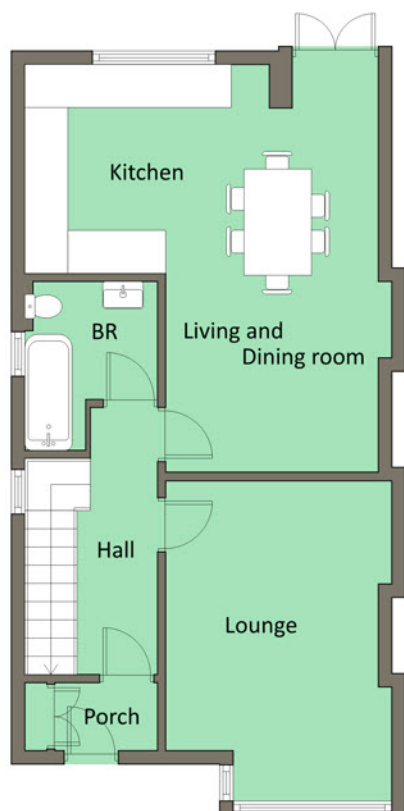
BEDROOM (3): 9' 3" x 9' 0" (2.82m x 2.74m)



Outside

Corner site with driveway from Bellevue. Crazy paved patio, garden in shrubs and plants, pedestrian gate from Groomsport Road.





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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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