



This most attractive detached red brick chalet bungalow occupies a superb level site which benefits from spacious mature gardens which enjoy privacy and a sunny aspect and views from the first floor over Ballyholme Bay and beyond. 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 drawing room with feature fireplace, family room leading to good sized kitchen/dining which overlooks the garden and contemporary family bathroom on the ground floor. The property enjoys four well proportioned bedrooms to include master with ensuite shower room & dressing room and includes a ground floor bedroom and further study or bedroom 5. The property also benefits from a utility room leading to integral garage which could be converted to further bedroom / living accommodation if required. Externally the gardens are well laid out in lawns, shrubs, privacy and various seating areas that enjoy a sunny aspect. Rarely does such a property come onto the open market, therefore we have no hesitation in recommending early viewing.

Offers Around
£495,000

42 Shandon Drive,
Ballyholme,
BANGOR,
BT20 5HR

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Red Brick Chalet Bungalow which enjoys views over Ballyholme Bay & beyond from the First Floor
- Well Presented Throughout
- Drawing Room with Feature Fireplace, Lounge
- Family Area leading to Kitchen with Dining Area
- Separate Utility Room
- Bedroom 4 & Study on Ground Floor
- Contemporary Bathroom & Separate Cloaks with Low Flush Suite on Ground Floor
- Three First Floor Bedrooms, Principal Room with Ensuite Shower Room and Dressing Room
- Upvc Double Glazed Windows / Oil Fired Central Heating
- Integral Garage/ Brick Paviour Driveway to the Front and Additional Pebbled Driveway

The Property Comprises:

Ground Floor

uPVC front door leading to . . .

ENTRANCE HALL: Laminate wood floor, cloaks cupboard.



STUDY: 9' 8" x 9' 5" (2.95m x 2.87m) Currently used as bedroom 5, laminate wood floor.



BEDROOM (4): 9' 3" x 8' 3" (2.82m x 2.51m) Laminate wood floor, wall to wall range of built-in mirrored doors.



HOTPRESS: Built-in shelving, copper cylinder.

CLOAKROOM: Low flush wc, feature tiled walls brick effect wall tiling, vanity unit, LED lights.

BATHROOM: Luxury white bathroom suite comprising free standing bath with mixer tap and telephone hand shower, wall hung wash hand basin with drawers below, walk-in shower cubicle with thermostatic shower unit and rain shower head, low flush wc, fully tiled walls, ceramic tiled floor, heated towel rail, LED lighting.



LOUNGE: 18' 0" x 14' 0" (5.49m x 4.27m) Brick fireplace with tiled hearth, gas fire, laminate wood floor.



LIVING ROOM: 14' 0" x 10' 0" (4.27m x 3.05m)



INNER HALL:

FAMILY ROOM: 11' 5" x 9' 8" (3.48m x 2.95m) Laminate wood floor. Door to . . .

KITCHEN/DINING: 18' 5" x 14' 3" (5.61m x 4.34m) (at widest points). Fully fitted kitchen with range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap, plumbed for dishwasher, electric cooker point, extractor fan and canopy, glazed display cabinets, fully tiled walls, laminate wood floor. Casual dining area, door to rear.



REAR PORCH/UTILITY ROOM: Ceramic tiled floor.

Door to front patio, door to rear garden and service door to garage.

BOILER ROOM: Combi oil fired boiler.



Stairs to . . .

First Floor

BEDROOM (2): 13' 3" x 11' 8" (4.04m x 3.56m) Velux window, excellent views over Ballyholme bay.



BEDROOM (3): 10' 9" x 10' 7" (3.28m x 3.23m) Velux window, excellent views over Ballyholme Bay.



PRINCIPAL BEDROOM: 14' 3" x 10' 4" (4.34m x 3.15m) Laminate wood floor, storage into eaves, Velux window.



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Mira electric shower, wash hand basin, two flush wc, extractor fan, fully tiled walls, extractor fan.

WALK-IN WARDROBE: Leading to further loft storage.

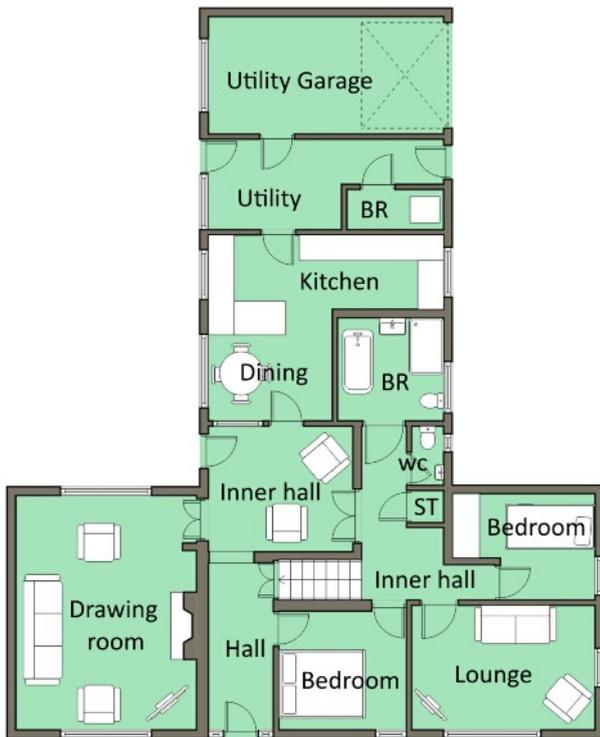
Outside

INTEGRAL GARAGE: 18' 5" x 9' 0" (5.61m x 2.74m) Up and over door, light and power.

Shared laneway leading to number 42. Brick paviour driveway with ample parking. Front garden laid in lawn, with shrubs and plants, further pebbled driveway. Enclosed rear garden in lawn, border flowerbed, patio in brick paviours enjoying a sunny aspect and large al fresco dining area. uPVC oil tank. Electric car charging point.

Location:





Location:

Leaving Bangor at top of High Street turn left into Clifton Road and take first right into Shandon Drive. No 42 is on the right hand side and is approached by a shared driveway.

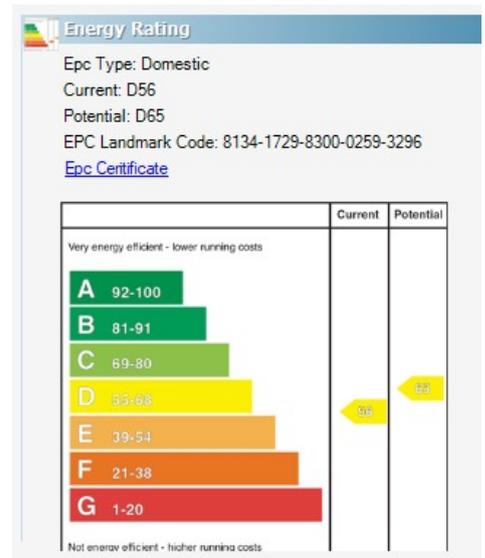
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