

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**18 ASHLEY GARDENS, BALLYHOLME, BANGOR,  
BT20 5RJ**

**OFFERS AROUND £595,000**



Located in the charming Ballyholme village, this well-known detached home on Ashley Gardens presents an exceptional opportunity for families seeking both comfort and style. This beautifully maintained property boasts an impressive layout, featuring three spacious reception rooms that cater to both relaxation and entertainment. The heart of the home is undoubtedly the stunning open-plan kitchen, living, and dining area, which is perfect for family gatherings and social occasions.

With four generously sized double bedrooms, including a primary suite complete with an ensuite bathroom and a dressing room, this residence offers ample space for everyone. Two additional bedrooms share a convenient Jack and Jill ensuite, making morning routines a breeze. The property also includes a guest WC, a family bathroom, and a large utility room, ensuring practicality for everyday living.

The interior is complemented by delightful features such as an Inglenook fireplace with a gas stove, creating a warm and inviting atmosphere. The kitchen area, with its central island, provides a perfect space for culinary creativity and casual dining, while the designated office space caters to those who work from home.

The rear garden provides a peaceful space for family time and entertaining and benefits from being south facing with a large area in lawn for leisure activities.

Situated within walking distance to the vibrant Ballyholme village, Ballyholme Primary School, and the picturesque seafront, this home is ideally located for families. Whether you are enjoying a leisurely stroll along the coast or engaging with the local community, this property offers a wonderful lifestyle in a sought-after area. This fantastic family home is not to be missed.





## Key Features

- Fantastic Detached Home In The Heart Of Ballyholme Village
- Four Double Bedrooms, Primary With Ensuite And Dressing Room And Two With Jack And Jill Ensuite
- Underfloor Heating On Ground Floor And Beam Vacuum System Throughout House
- Landscaped Gardens To Front And Rear, Dog Run, Paved Entertaining Areas And South Facing
- Three Reception Areas Including Open Plan Kitchen/Living/Dining Room
- Ground Floor Guest WC And First Floor Family Bathroom
- Luxury Kitchen With A Good Range Of Units, Island And Separate Utility Room
- Walking Distance To All Local Amenities, Ballyholme Primary School And Seafront



### Accommodation

#### Comprises:

#### Entrance Porch

9'6" x 8'6"

Feature tiled flooring, glazed door to reception hall.

#### Reception Hall

19'0" x 17'8" (@ widest points)

Multi fuel stove with stone hearth, surround and mantle, tiled flooring, glazed doors to kitchen, feature staircase.

#### Family Room/Playroom

14'9" x 9'10"

Wood laminate flooring, bay window, feature fireplace with slate hearth, decorative tiled inset and cast iron surround and mantle.

#### Guest WC

White suite comprising vanity unit with sink, storage, mixer tap and tiled splashback, low flush wc, tiled flooring, extractor fan.

#### Utility Room

10'2" x 9'6"

Range of high level units, laminate work surfaces, plumbed for washing machine, space for tumble dryer, single stainless steel sink with built in drainer and mixer tap, tiled flooring, door to side garden.

### Kitchen/Living/Dining Room

32'1" x 23'3"

Crownwood kitchen comprising range of high and low level units, granite work surfaces, "Aga" gas fired range cooker with feature tiled splashback, Belfast type sink with mixer tap, plumbed for dishwasher, integrated fridge, integrated freezer, feature plate rack, feature glazed units, island with granite work surface, storage and breakfast bar seating, office area, part tiled walls, tiled flooring, recessed spotlighting, door to rear garden. Living/Dining Room: tiled flooring, space for dining, Inglenook style fireplace with brick inset and surround, gas stove and wooden beam mantle, door to rear garden.

### First Floor

#### Landing

Linen cupboard, recessed spotlighting.

#### Primary Bedroom

18'0" x 14'9"

Double room, recessed spotlighting, ensuite shower room, dressing room.

#### Ensuite

White suite comprising vanity unit with sink, storage, mixer tap and tiled splashback, low flush wc, walk in shower enclosure with overhead shower and glazed screen, wall mounted chrome radiator, tiled flooring, Velux type window, extractor fan.

#### Dressing Room

7'6" x 7'2"

Built in shelving.

### Bedroom 2

15'1" x 14'5"

Double room, built in wardrobes.

### Bedroom 3

16'4" x 9'10"

Double room, built in wardrobes, Jack and Jill ensuite.

### Jack And Jill Ensuite

White suite comprising pedestal wash hand basin, low flush wc, panelled bath with overhead hand shower set and glazed screen, porthole window, vinyl flooring, extractor fan.

### Bedroom 4

14'5" x 9'6"

Double room, built in wardrobes, Jack and Jill ensuite.

### Family Bathroom

White suite comprising free standing bath with feature shower attachment, low flush wc, vanity unit with feature circular sink and storage, low flush wc, tiled flooring, recessed spotlighting, extractor fan.

### Outside

Front: brick paviour driveway with parking for multiple vehicles, private site, area in lawn, mature hedging and shrubs. Rear: enclosed brick paviour entertaining area, lower paved entertaining area, dog run, area in lawn, mature shrubs, trees and hedging, outside lights, outside tap.

### Garage

Power and light, storage areas, wc.









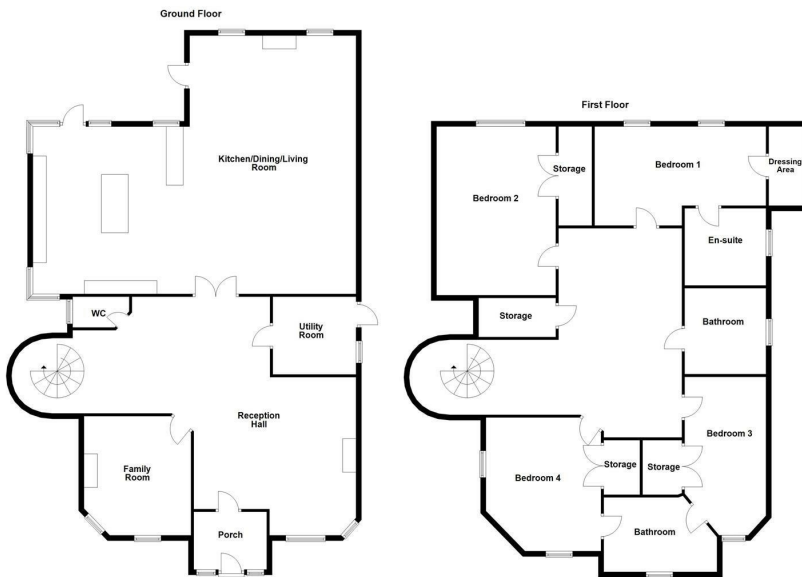













### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Questions you may have. Which mortgage would suit me best?

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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