



## 18 ASHLEY GARDENS

Bangor BT20 5RJ

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

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>		
(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		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £625,000**



# 18 Ashley Gardens

, Bangor, BT20 5RJ



Accommodation Comprises:

Entrance Porch

9'6" x 8'6" (2.9 x 2.6)  
Feature tiled flooring, glazed door to reception hall.

Reception Hall

19'0" x 17'8" (@ widest points) (5.8 x 5.4 (@ 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" (4.5 x 3.0)  
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" (3.1 x 2.9)  
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" (9.8 x 7.1)  
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" (5.5 x 4.5)  
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" (2.3 x 2.2)  
Built in shelving.

Bedroom 2

15'1" x 14'5" (4.6 x 4.4)  
Double room, built in wardrobes.

Bedroom 3

16'4" x 9'10" (5.0 x 3.0)  
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" (4.4 x 2.9)  
Double room, built in wardrobes, Jack and Jill ensuite.

Family Bathroom

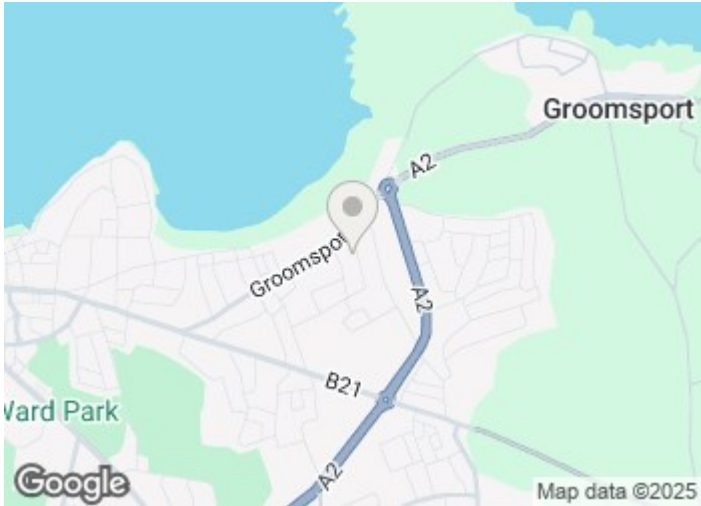
White suite comprising free standing bath with feature shower attachment, low flush wc, vanity unit with feature circular sink and storage, low flush wc, tiled flooring, recessed spotlighting, extractor fan.

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.

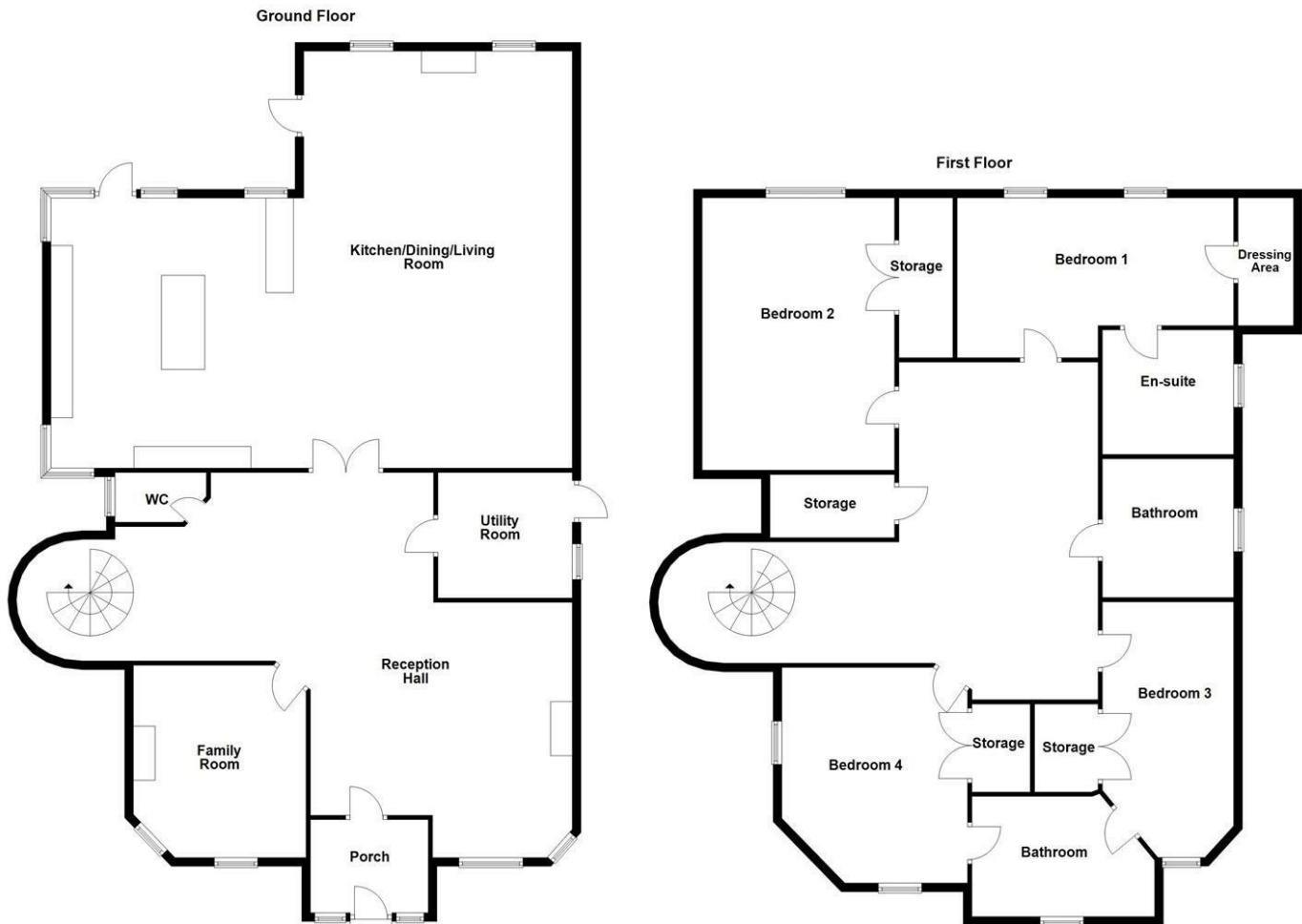


## Directions

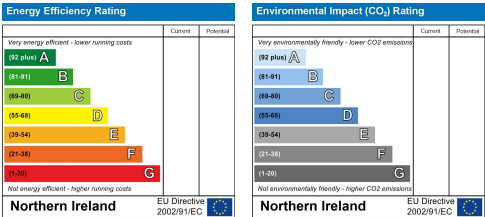




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

<b>ANDERSONSTOWN</b> 028 9060 5200	<b>BANGOR</b> 028 9127 1185	<b>DONAGHADEE</b> 028 9188 8000	<b>GLENGORMLEY</b> 028 9083 3295	<b>RENTAL DIVISION</b> 028 9070 1000
<b>BALLYHACKAMORE</b> 028 9047 1515	<b>CARRICKFERGUS</b> 028 9336 5986	<b>DOWNPATRICK</b> 028 4461 4101	<b>MALONE</b> 028 9066 1929	
<b>BALLYNAHINCH</b> 028 9756 1155	<b>CAVEHILL</b> 028 9072 9270	<b>FORESTSIDE</b> 028 9064 1264	<b>NEWTOWNARDS</b> 028 9181 1444	



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark