



280

SEACLIFF ROAD
BALLYHOLME, BANGOR

Magnificent, commanding semi-detached Family Home



Independent Property Estates are very privileged to receive instructions to offer to the Sales Market, Number 280 Seacliff Road, Ballyholme, Bangor.

In life, rarely does the opportunity present itself for the discerning buyer to purchase a magnificent, commanding semi-detached Family Home, with Ballyholme Beach and the renowned Cairn Bay Lodge & Starfish on its doorstep; a favourite with both locals & visitors to Northern Ireland.

With spectacular sea views, Number 280 Seacliff Road, is a magnificent Family Residence in the heart of Ballyholme and is perfect for the ever-growing family and is walking distance from both Ballyholme Yacht Club and Royal Ulster Yacht Club, the latter being recognised as the centre of excellence for Yachting on Belfast Lough.

Ballyholme Village with its myriad of Coffee Shops & Restaurants is minutes away on foot and Bangor Town Centre is also minutes away on foot.

The Starfish is a pretty special place where guests, locals, families and friends are all welcome. Serving breakfast, brunch and great coffee with food and views to die for. Healthy simple flavours, some with a twist or a kick, using the best of local seasonal produce, there is something that everyone can enjoy. Stunning sea views or cosy corners by the fire, this really is a destination for delicious food!

Ballyholme Village with its myriad of Coffee Shops & Restaurants is minutes away on foot and Bangor Town Centre is also minutes away on foot.

The coastal path walks, to Bangor, Ballymacormick Point & beyond to Groomsport, are widely recognised as providing some of the most amazing views on offer in Northern Ireland.

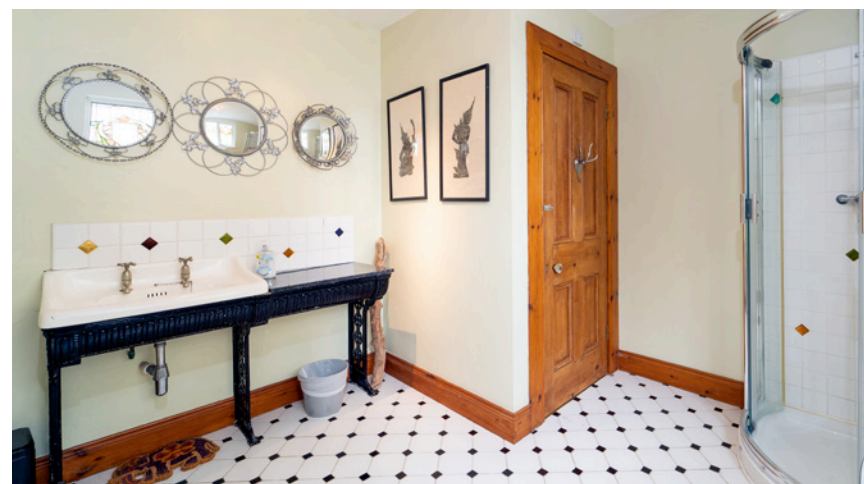
It is with this in mind that we believe that it is very likely that the new owners of 280 Seacliff Road, Ballyholme, may well be currently residing overseas and are patiently waiting for this magnificent home to come to the Open-Market; well now is your chance.

This opulent & spacious family home, provides exceptional accommodation for entertaining, offering ideal family living for today's modern & growing family or simply sitting back and inhaling & seeing all that Ballyholme has to offer.

Offers Over £595,000

- Stunning Semi-Detached Family Home
- Stunning Views Over Ballyholme Bay, Belfast Lough to Scotland & Beyond
- Just Yards from Ballyholme Beach
- Views Over Ballyholme Bay
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Double Glazing Throughout
- Gas Fired Central Heating
- Driveway Providing Ample Off-Road Parking
- Driveway for off road parking
- Lawn Garden to Rear with an Entertainment Area
- Prime Location Close to Ballyholme Primary School, Ballyholme Yacht Club,
- Walking Distance to Ballyholme Village and Bangor Town Centre





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On the First Floor, there are Two Double Bedrooms, a three-piece Bathroom Suite and a breath-taking Lounge with access to a Decked Balcony with Glass Balustrade, providing spectacular Sea views over Ballyholme Bay, Belfast Lough towards Scotland and beyond.

On the Second Floor there is the centre piece Master Bedroom Suite, again with sensational views over Ballyholme Bay, Belfast Lough towards Scotland and beyond.

This stunning Bedroom further provides access to a four-piece Ensuite Bathroom, including a feature free standing centre Bath, separate Shower and built in Slide Robe.

To the front of the Property a Tarmac Driveway provides off road Parking. There are also loose Stone Flower Beds with a Mixture of Shrubs and small Trees.



Ground Floor

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Entrance Porch (4' 08" x 4' 04")

Accessed via a Wooden and Glazed Door, complete with Tiled Flooring.

Entrance Hall (21' 11" x 4' 08")

Bright and Spacious, complete with Solid Wooden Flooring and access W.C.

Living Room (14' 06" x 13' 04")

Front Aspect Reception Room with a feature Fire with a Tiled Hearth, Cast Iron Surround and Wooden Mantle. Complete with Solid Wooden Flooring, feature Bay Window, Ceiling Rose and Cornicing. Stunning views over Ballyholme Bay, Belfast Lough to Scotland and Beyond. Archway to:

Snug / Dining Room (12' 08" x 11' 06")

Rear Aspect Reception Room with a feature Wood Burning Stove with a Stone Hearth and Surround. Access to:

Kitchen (22' 09" x 9' 06")

Luxury Fitted Kitchen with a range of High- & Low-Level Units with complimentary Worktops, Integrated Dishwasher, a 1 & 1/2 Bowl Stainless Steel Sink and Drainer, Eye Level Lamona Double Oven, Microwave, Fridge Freezer and a Hotpoint 5 Ring Ceramic Induction Hob with Extractor Over. Complete with Karndean Herringbone Flooring and Spotlights. Access to rear via a Glazed Sliding Door.

Utility Room (12' 05" x 6' 02")

Range of high- and low-level Units, a Stainless-Steel Sink and Drainer unit, plumbed for a Washing Machine and Tumble dryer. Access to Boiler Room / Storage.

W.C. (9' 00" x 5' 04")

Two-piece Suite with a W.C. and Sink Unit. Complete with Tiled Flooring, Part Tiled Walls and Part Paneled Walls.

First Floor

Landing

Bright and Spacious split-level Landing.

Lounge (18' 07" x 14' 03")

Front Aspect Reception Room with Solid Wooden Flooring, a feature Open Fireplace, a uPVC and Glazed Door providing access to the Balcony Area with stunning views over Ballyholme Bay, Belfast Lough to Scotland and Beyond.

Bedroom Two (16' 00" x 12' 04")

Rear Aspect Double Bedroom. Access to 'Jack & Jill' Bathroom Suite.

Bedroom Three (12' 11" x 11' 06")

Rear Aspect Bedroom with Solid Wooden Flooring.

Bathroom (9' 07" x 9' 06")

Three Piece White Bathroom Suite with a Mains Shower, a W.C. and a Sink. Complete with Tiled Flooring, Part Tiled Walls and access to Hot-press.

Second Floor

Master Bedroom (18' 11" x 14' 04")

Front Aspect Double Bedroom with stunning views over Ballyholme Bay, Belfast Lough to Scotland and Beyond. Sliding door provide access to:

Ensuite Bathroom (13' 00" x 12' 01")

Four Piece Bathroom Suite comprising a Free-Standing Bathtub, a Corner Shower with a Mains Shower over, a Pedestal Wash Hand Basin and a W.C. Complete with a fitted Slide Robe, Solid Wooden Flooring, Spotlights and Extractor Fan.

Bedroom Four (13' 03" x 9' 06")

Rear aspect Bedroom complete with a Sink Unit.

The private secluded rear Garden is enhanced by a Lawn Area, ideal for Entertaining or Relaxing and for those long summer evenings to be enjoyed on the North Down Coast.

The property also benefits from Gas Fired Central Heating and Double Glazing throughout.

Seacliff Road is without doubt one of the most sought after addresses in Ballyholme and is within close proximity to Ballyholme Primary School, Ballyholme Village, yards from Ballyholme Beach and The Esplanade Bar and Restaurant, with unrivalled Sea Views.

We really have run out of superlatives for this property and its true magnificence can only be appreciated by a personal private viewing.

Number 280 Seacliff Road, Ballyholme... brought to you by Independent Property Estates.

Delivering Dreams in Ballyholme.



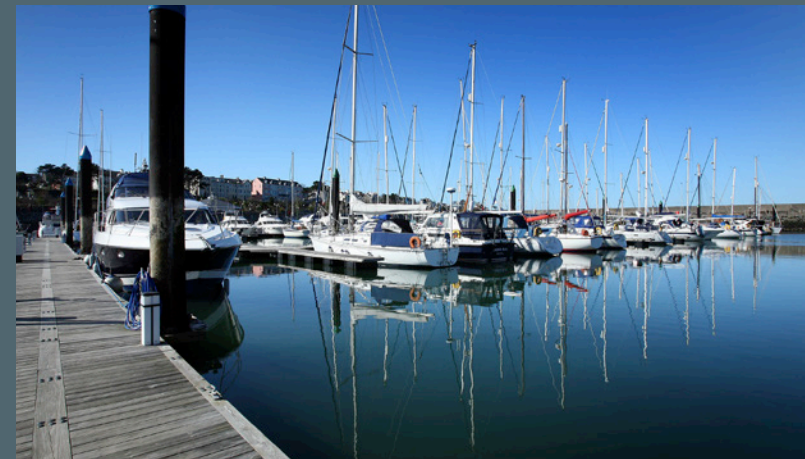
Living in Bangor

A seaside resort on Belfast's doorstep, the beauty of Bangor is immediately evident upon arrival. The bustling town boasts an array of places to explore, making it a popular destination with locals, day-trippers and tourists alike.

The picturesque marina is the backdrop to Bangor Castle, the Abbey, North Down Museum and the ever-popular Pickie Fun Park, while outdoor activities such as sailing, golfing and karting truly offers something for everyone.

Renowned as a town steeped in natural history, Bangor has seen plenty of talent hail from here in recent years, paving the way for a new story to tell. In 1858, author Charles Dickens sought solace during a lecture tour by taking a swim at Ballyholme Beach.

Those living in Bangor benefit from a perfect fusion of independent retailers and high street stores on their doorstep. Shoppers flock to the Bloomfield Centre and Springhill Shopping centre, while those who seek something a little bit different have their needs met thanks to a collection of one-of-a-kind boutiques. A wealth of eateries, pubs and entertainment venues cater to your every whim.



Who is Bangor ideal for?

An area of prime development, Bangor presents a variety of new-build homes in highly sought-after areas. Those living in Bangor enjoy close proximity to Belfast which makes it a firm choice for families who commute to the city by day and soak up the idyllic location of Bangor by night.

The town also offers a variety of mansion style homes, apartments, semi-detached and detached houses, meaning living needs are easily met.

What to do in Bangor?

Bangor Castle

A great starting point for soaking up Bangor’s heritage, the castle was built in 1852 for the Ward Family. Nowadays, it’s home to Ards and North Down Borough Council, with the mansion’s spectacular grand salon used as the council chamber. Situated in the grounds of Castle Park and just a short walk from Bangor Castle Walled Garden, spend a few hours here and revel in its beauty.

Bangor Abbey: Evolved in line with history, the church was subjected to Viking attacks, and restored to its former beauty in the 1600s. The churchyard houses an array of fascinating gravestones, including a memorial to the assistant surgeon of the Titanic, John Edward Simpson.

Pickie Fun Park

Down by the marina resides the institution of Pickie Fun Park. Offering the opportunity for a fun-filled family day out, the park boasts many activities including the Pickie Puffer Steam Train, pedal boat swans and an 18-hole nautical inspired mini-golf course. Bangor Marina: Recognised as one of Ireland’s largest marinas, Bangor Marina was awarded Blue Flag status. The McKee Clock and Sunken Gardens can also be found here, while the maritime-inspired Sea Bangor Festival is a highly anticipated summer event.

North Down Museum

Uncover the history of Bangor in its dedicated museum. Travel from the Bronze Age to the present day or enjoy a free exhibition hosted throughout the year.

Clandeboyne Estate

The historic Clandeboyne Estate and Courtyard is one of just a handful in Northern Ireland, which is still under the ownership of the original family. Spread across 2000 acres, discover private gardens or check out a regular event.

Bangor Golf Club

Quoted by Rory McIlroy as “one of my favourite parkland courses in Ireland”, Bangor Golf Club is located a stone’s throw away from the town centre. Charming and challenging in equal measures, the 18-hole championship course boasts exquisite views.

Schools in Bangor

Glenlola Collegiate

Glenlola Collegiate is a dynamic girls’ grammar school set in the heart of Bangor. First established in 1880, this school is steeped in history and has a strong focus on academic achievement and extracurricular activities.

Bangor Grammar School

Bangor Grammar was first established in 1828 and now resides on a brand-new site in Bangor. The school exists to provide the best in modern grammar education. Bangor Grammar excels within its sporting teams and offers a vast range of extra-curricular activities.

St Columbanus’ College

St Columbanus’ College was established in 1960 to serve the parishes of Bangor, Holywood and Newtownards. The school has a wide curriculum and an emphasis on vocational & technical skills.

South-Eastern Regional College

SERC is a further education college which offers a range of traditional and vocational courses for further and higher education. The Bangor campus specialises in Sciences, Technology, Media, Arts, Construction and Sports.





Outside

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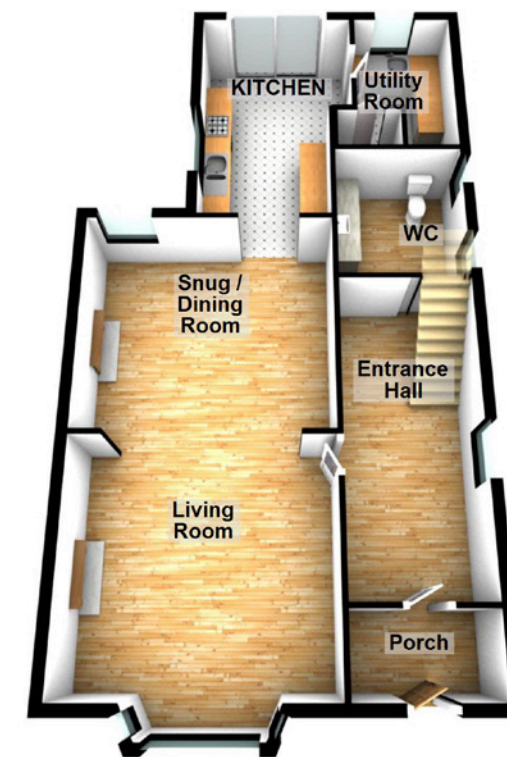
Front

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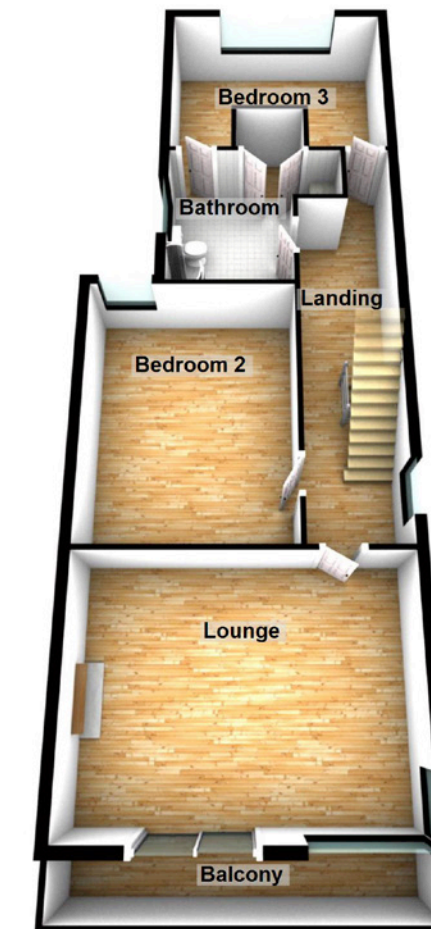
Rear

The private secluded rear Garden is enhanced by a Lawn Area ideal for Entertaining or Relaxing and for those long summer evenings to be enjoyed on the North Down Coast.

Floorplans



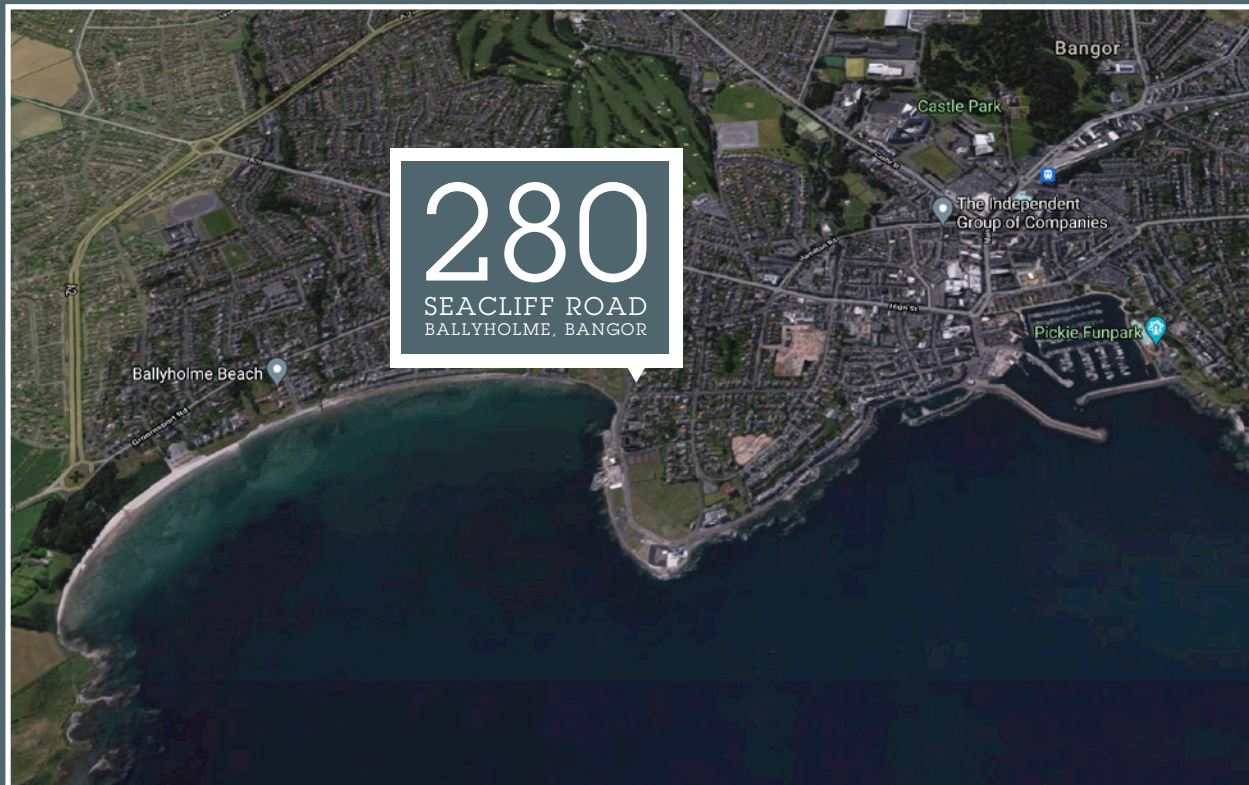
Ground Floor



First Floor



Second Floor



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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81 - 91		
C 69 - 80		
D 55 - 68		
E 39 - 54		
F 21 - 38		
G 1 - 20		
Not energy efficient - higher running costs		
	Awaiting EPC	

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