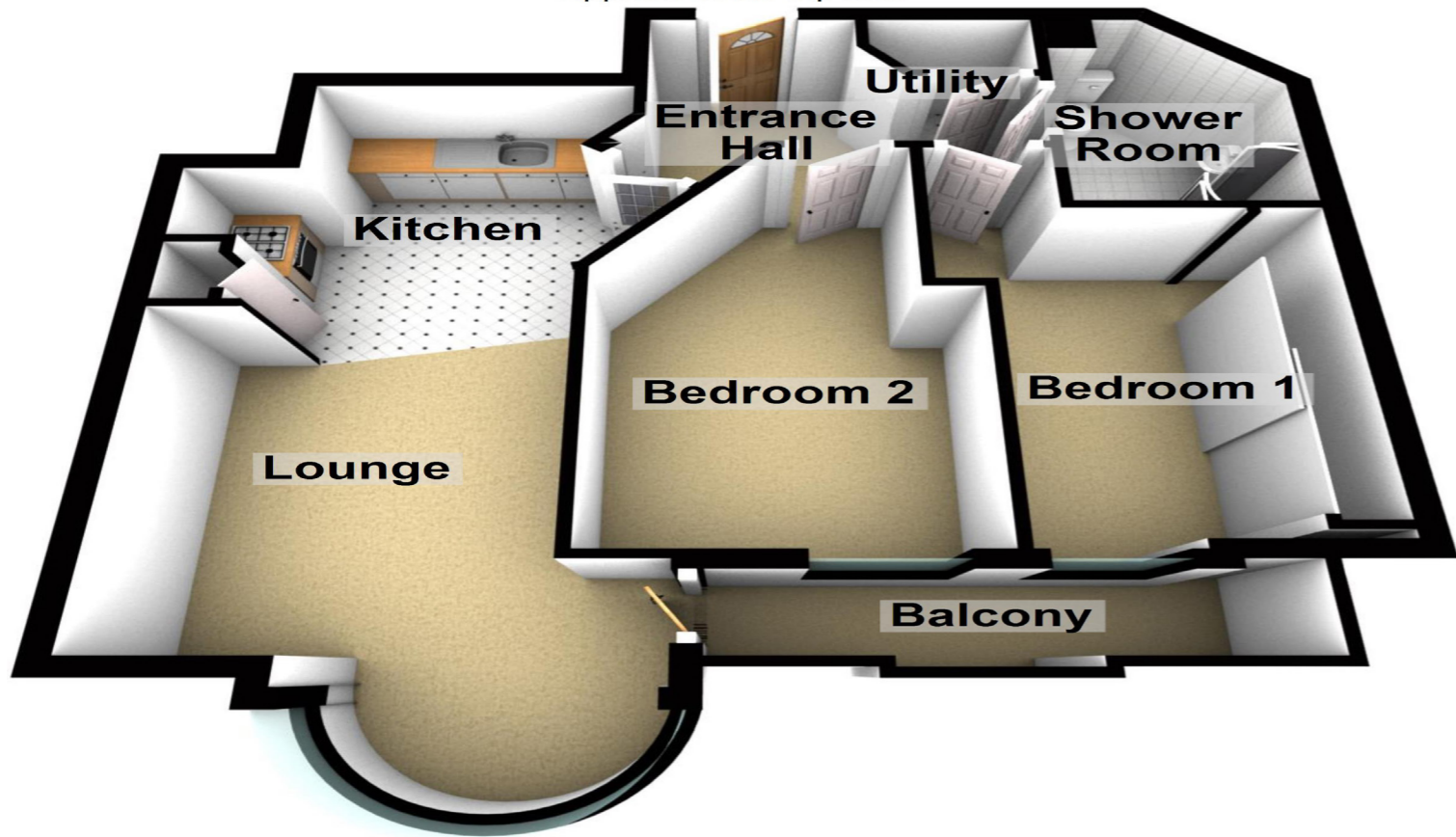


Independent

PROPERTY ESTATES



First Floor
Approx. 596.1 sq. feet



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent

PROPERTY ESTATES



FOR SALE

5 Ballyholme View, 262 Seacliff Road, Bangor
Offers Over - £189,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- First Floor Apartment
- Stunning Views over Ballyholme Bay
- Sought-After Ballyholme Location
- Shoreside Location at Ballyholme Beach
- Two Bedrooms (Each with Sea Views)
- Open Plan Kitchen / Living with Balcony
- Modern Shower Room
- Plumbed Utility Cupboard in Entrance Hall
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Communal Hallway with Intercom Access
- Stairway & Elevator Access
- Allocated Resident Car Parking
- Nearby Ballyholme Village & Town Centre

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Independent Property Estates are delighted to introduce to the Sales Market Number 5 Ballyholme View, Seacliff Road, Bangor.

Ballyholme View is ideally located off Ballyholme Beach, within close proximity to Ballyholme Yacht Club, and as such boasts beautiful uninterrupted views across the bay and beyond towards Scotland.

Ballyholme View itself is an attractive and modern complex of Apartments, with allocated resident's parking, accessed via a secure Communal Entrance Hall with stairs and elevator access to each Apartment Floor.

Internally, this spacious First Floor Apartment, has been thoughtfully laid out so that each Bedroom, Reception and Balcony benefits from the stunning views over Ballyholme Bay and beyond.

Accommodation comprises of two well-proportioned Bedrooms, a spacious Lounge with Balcony access open plan to a modern fitted Kitchen and a Modern Shower Room.

This Property benefits from Gas Fired Central Heating, uPVC Double Glazing throughout and Storage Cupboard that is plumbed for Utilities.

From this enviable position on the shore of Ballyholme Beach, idyllic coasts walks are only a steps away and both the Ballyholme Village and Bangor City Centre are nearby.

Comprises

Lounge (12' 0" x 9' 5") excluding Circular Bay
Spacious Lounge, leading into a circular Bay Window, with stunning views over Ballyholme Beach & Bay. Access to private Balcony.

Kitchen (10' 6" x 10' 5") at widest point
Modern fitted Kitchen with a range of high and low level 'high-gloss' units with complimentary Worktops. Integrated appliances include an Hob with Oven under, a Dishwasher, a Fridge / Freezer and a Stainless-Steel Sink Unit.

Bedroom One (15' 2" x 7' 9") at widest point
Front aspect double Bedroom with fitted Mirror Slide Robes and stunning views over Ballyholme Beach and Ballyholme Bay.

Bedroom Two (15' 2" x 8' 11") at widest point
Front aspect double Bedroom with stunning views over Ballyholme Beach and Ballyholme Bay.

Shower Room (8' 3" x 5' 9")
White three-piece suite comprising a Corner Shower Cubicle with Mains Shower, a Push Button W.C., and a Pedestal Wash Hand Basin. Complete with tiled floor.