



OFFERS AROUND

£220,000

48 Grove Park
Ballyholme
BT20 5QG



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PINKERTONS

Sales, Lettings and Property Management

Charming Semi-Detached Home in Ballyholme with Garden and Parkside Setting, Ideal for Families

Nestled just moments from the heart of Ballyholme Village and backing onto the tranquil Brice Park, this beautifully maintained three bedroom semi-detached property offers a superb lifestyle opportunity. Situated within the catchment area for the highly regarded Ballyholme Primary School,

it is perfect for families seeking space, convenience, and community.

Internally, the home provides a well-balanced layout including a formal sitting room with French doors to a dining area, a cottage style kitchen, and a separate snug

with a wood-burning stove. Upstairs, there are three bedrooms and a family bathroom. Externally, the generous enclosed rear garden features a patio and ample space for extension potential without compromising outdoor living. A tarmac driveway and oil-fired central heating complete the offering.



PROPERTY FEATURES



THIS PROPERTY COMPRISES

Entrance Hall

Lounge

20' x 11'11"

Snug

9'7" x 11'2"

Dining Room

10'1" x 11'3"

Kitchen

9'11" x 11'2"

Landing

Bedroom 1

9'11" x 12' (max)

Bedroom 2

9'9" x 12" (max)

Bedroom 3

6'3" x 11'3"

Bathroom

6'3" x 9'

Directions

Located off the Donaghadee Road, Bangor

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

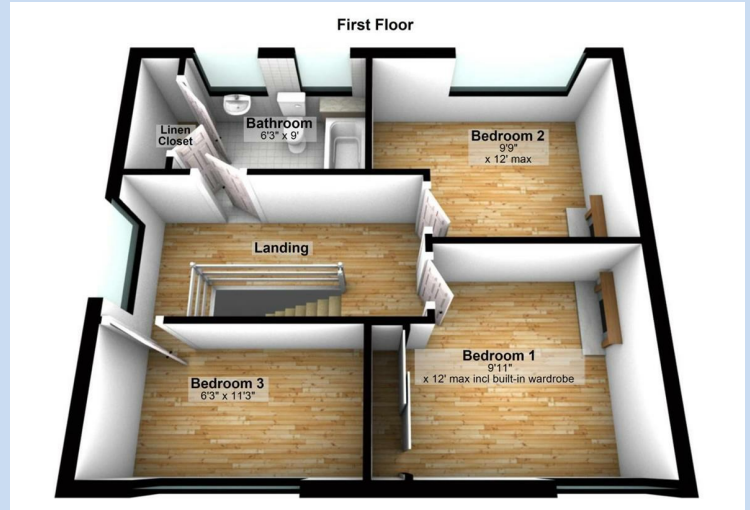
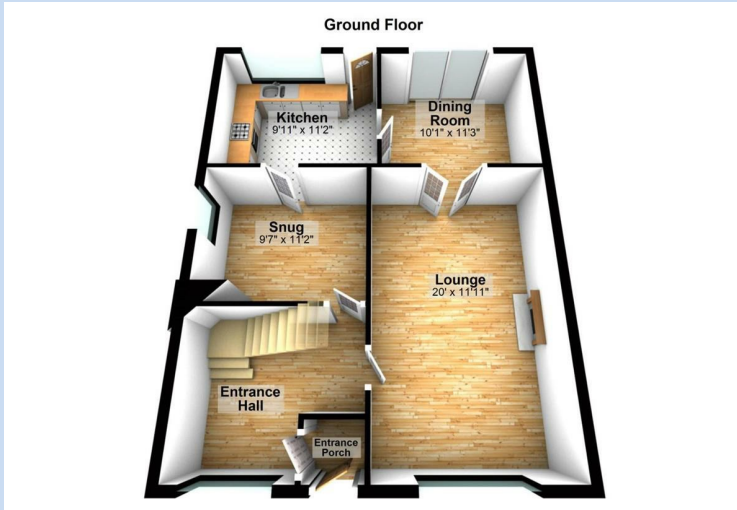
Tenure - Freehold

Rates - Understood to be approx. £1,507.61 per annum.

PLEASE NOTE: THIS PROPERTY IS BEING SOLD ON BEHALF OF A RELATIVE OF AN EMPLOYEE OF PINKERTONS. THAT EMPLOYEE WILL NOT BE INVOLVED IN ANY NEGOTIATIONS CONCERNING THIS PROPERTY.

- Prime Ballyholme location, just a short walk to shops, cafes, and local amenities
- Set within the catchment for Ballyholme Primary School – ideal for families
- Backs onto the peaceful Brice Park, perfect for walks and outdoor enjoyment
- Spacious tarmac driveway provides convenient off-street parking
- Formal sitting room with French doors leading through to the dining area
- Additional snug with wood-burning stove – ideal for cosy evenings
- Bright kitchen with outlook to the rear garden and patio area
- Three bedrooms and family bathroom located on the first floor
- Generous enclosed garden with patio and potential for further extension
- Oil-fired central heating system ensures year-round warmth and efficiency

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | 65 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

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LETTINGS & PROPERTY MANAGEMENT

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Bangor & Donaghadee:
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com

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