

## 47 ASHLEY GARDENS

**BANGOR BT20 5RJ** 

Offers Around

£189,950



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Located in the extremely popular and picturesque area of Ballyholme in Bangor here is an ideal opportunity to purchase an attractive semi detached bungalow with no onward chain. Conveniently positioned there are many amenities close by such as shops, cafes, restaurants, schools and of course the beach and Esplanade at Ballyholme.

The accommodation comprises good size living room, kitchen, conservatory with double glazed door to the rear garden, two bedrooms with main bedroom having double glazed door to rear garden and bathroom with three piece suite. Outside you have a front garden in lawns, tarmac driveway with parking and easily maintained fully enclosed rear garden in brick paviour with excellent degree of privacy. Additional benefits include Phoenix Gas heating and uPVC double glazed windows. Demand is anticipated to be high and to a wide range of prospective purchasers including first time buyers, young professionals, investors, the retired and those looking to downsize. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.



#### **ROOM DETAILS**

#### Ground Floor

Front door with glazed side panel to reception hall.

# RECEPTION HALL:

#### LIVING ROOM:

(19'1" x 12'0") at widest points Shelved hotpress with lagged copper cylinder, attractive stone fireplace surround and hearth with open fire, cornice ceiling.

#### KITCHEN:

(13'8" x 7'7")

Range of high and low level units, granite effect work surfaces, single bowl single drainer stainless steel sink unit with mixer tap, integrated double oven, integrated four ring hob, tiled splashback, extractor fan above, recess for fridge freezer, plumbed for washing machine, glass display cabinet, part tiled walls.

#### **CONSERVATORY:**

(12'7" x 7'6")

Fully tiled floor, uPVC double glazed door to rear garden.

### BEDROOM (1):

(13'7" x 10'7") into robes at widest points Large double built-in wardrobe with mirror fronted sliding doors, uPVC double glazed door to rear garden.

#### BEDROOM (2):

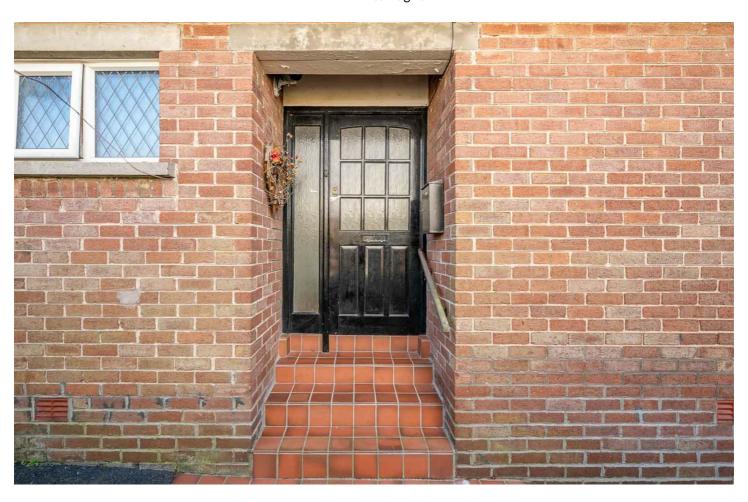
(10'7" x 10'7") at widest points Built-in wardrobe with overhead storage.

#### BATHROOM:

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin with mixer tap, low flush WC, fully tiled floor, part tiled walls, access to roofspace.

#### Outside

Front garden in loose stones with plants and shrubs, tarmac driveway with parking, easily maintained fully enclosed rear garden in brick paviour, excellent degree of privacy and storage shed.



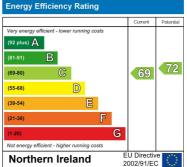
#### **DIRECTIONS**

Heading out of Bangor along Donaghadee Road turn left onto the Groomsport Road. Travel through Ballyholme village taking a rightt into Ashley Gardens and Number 47 is on the left hand side.



#### THE LOCAL AREA





Scan QR code for more details and to arrange a viewing.

#### **OUR BRANCHES**

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK → 🗇 🗶 🛅 🔼













