



OFFERS AROUND

£190,000

2 Willow Park
Bangor
BT20 5PW



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PINKERTONS

Sales, Lettings and Property Management

Charming Three-Bedroom Semi-Detached Home, Willow Park Bangor

Nestled in the charming area of Willow Park, Bangor, this delightful three-bedroom house combines comfort and convenience in a prime location. Just a short walk from the picturesque Ballyholme Beach, it's perfect for those who enjoy coastal living and outdoor activities.

The home offers added peace of mind with a secure front gate. Inside, a well-designed layout features three spacious bedrooms, ideal for rest and relaxation, along with a conveniently

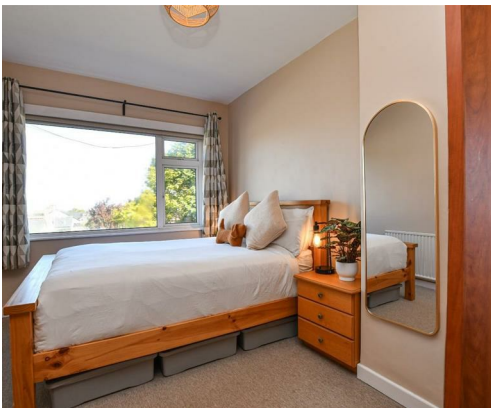
located family bathroom.

Gas central heating ensures a warm, welcoming environment throughout the colder months. The property is also within the catchment area of Ballyholme Primary School, making it a smart choice for families seeking quality education nearby.

With comfortable living spaces, family-friendly features, and access to local amenities, this Willow Park home is a fantastic opportunity for first-time buyers or those looking to settle in a vibrant, well-connected community.



PROPERTY FEATURES



THIS PROPERTY COMPRISES

Hallway
5'3 x 3'

Living Room
11'10 x 14'5

Kitchen
15'4 x 14'11

Storage
1'3 x 1'6

Bedroom 1
14'7 x 8'10

Bedroom 2
10'5 x 8'10

Bedroom 3
6'2 x 11'3

Storage
2'8 x 3'4

Landing
7'10 x 6'2

Bathroom
6' x 5'5

Garage
8'6 x 15'6

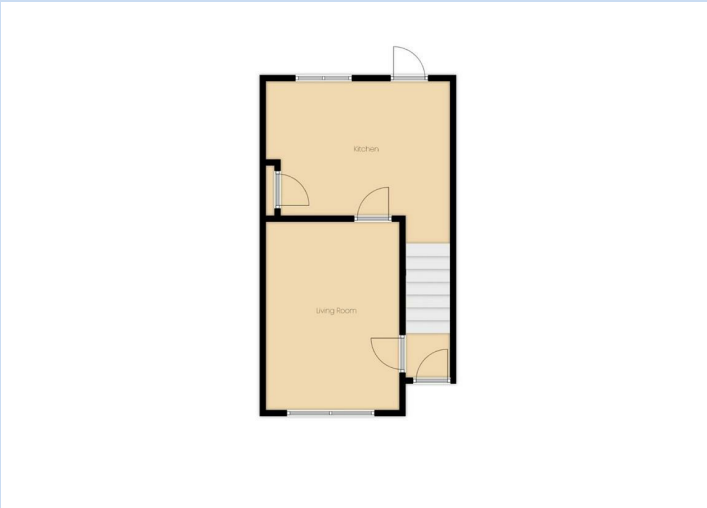
Directions
Off the Ballymacconnell Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

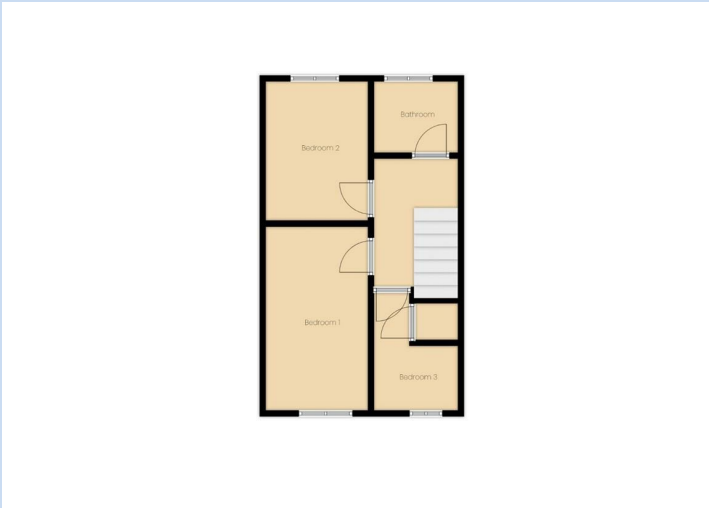
Tenure - Lease hold £30 approx. per year
Rates - £1200 approx. per year

- Semi-Detached Home Located In Sought After Ballyholme Location
- Three Spacious Bedrooms With Ample Space For Relaxation
- Secure Front Gate Providing Added Security And Peace Of Mind
- Conveniently Located Single Bathroom
- Walking Distance To Picturesque Ballyholme Beach
- Ideal For Coastal Living And Outdoor Activities
- OFCH Fired Central Heating And Double Glazed uPVC Windows
- Within Catchment Area Of Ballyholme Primary School
- Prime Location With Family-Friendly Features In A Vibrant Community
- Spacious Front And Back Garden, Perfect For Outdoor Enjoyment

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	71
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?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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