



OFFERS AROUND

€100,000

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

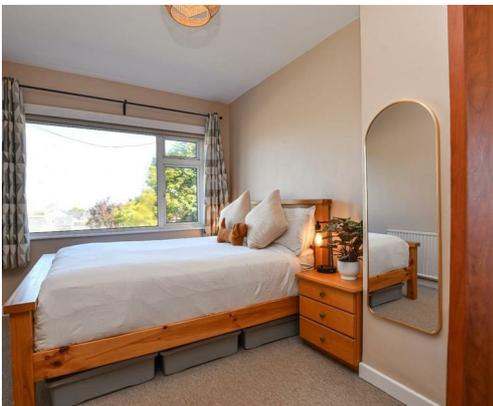
located family bathroom.

Oil fired 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

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