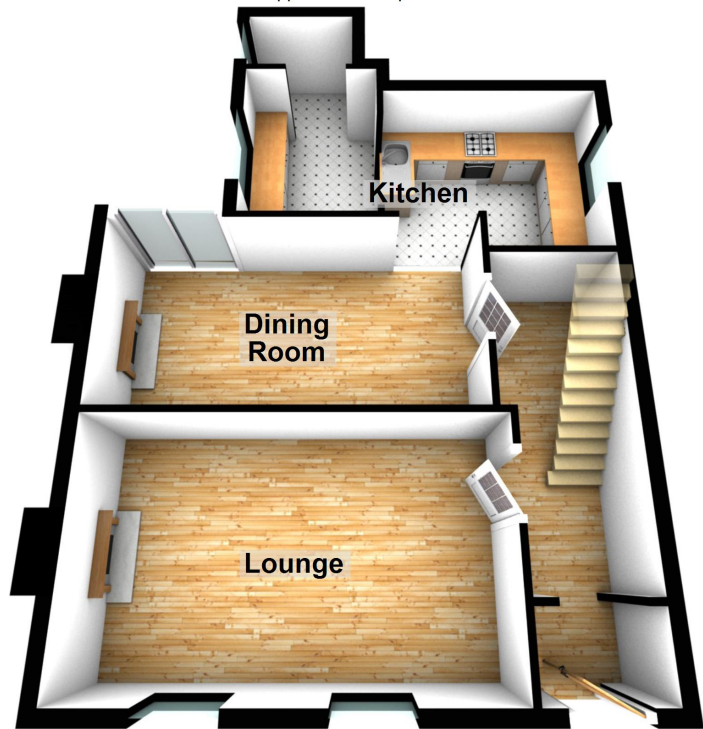


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PROPERTY ESTATES



Ground Floor  
Approx. 614.8 sq. feet



First Floor  
Approx. 535.8 sq. feet



Total area: approx. 1150.5 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

35 Groomsport Road, Ballyholme

Offers Over - £279,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	49	58
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Beautifully Presented Townhouse
- Sought-After Ballyholme Location
- Blends Contemporary & Traditional
- Retains Host of Original Features
- Three First Floor Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Store Room on First Floor
- Gas Fired Central Heating
- PVC Double Glazing
- Enclosed Paved Courtyard
- Enclosed Front Paved Garden
- Close to Village Centre & Beach

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This beautifully presented Property has been modernised, whilst still retaining many original features, to offer a unique blend of contemporary & traditional living accommodation.

The Ground Floor of the Property comprises of a spacious Lounge, a Dining Room with access to the Rear Courtyard and a modern fitted Kitchen.

On the First Floor of the Property there are three well proportioned Bedrooms, a walk-in Store Room and a beautiful Bathroom suite featuring a walk-in Shower Cubicle and a Free Standing Bath. Additionally, there is a spacious walk-in Store Room.

Located on the corner of the Groomsport Road and Waverley Drive, this Property is within close proximity to Ballyholme Village, Ballyholme Beach and is only a short distance from Bangor City Centre.

## Ground Floor

### Entrance Hall

Composite Door leading into Porch Area with tiled floor and Wooden Flooring continuing through the Entrance Hall.

### Lounge (18' 0" x 10' 7")

Spacious front aspect Reception Rom with a feature Cast Iron Fireplace and traditional Ceiling Cornicing and Ceiling Rose.

### Dining Room (19' 7" x 8' 10")

Spacious rear aspect Reception Room linking through to the Kitchen making it ideal for use as a Dining Room. Complete with Wooden Floor, traditional Ceiling Cornicing, a feature brickwork Fireplace and Patio Doors to the Rear Courtyard.

### Kitchen (17' 0" x 8' 8")

Fitted Kitchen with an excellent range of high and low level units, an integrated Hob with Oven under, a Stainless Steel Sink Unit and plumbed for utilities.

## First Floor

### Bedroom One (12' 1" x 9' 9")

Front aspect double Bedroom with feature exposed floorboard floor and original Cast Iron Fireplace.

### Bedroom Two (13' 0" x 9' 5")

Rear aspect double Bedroom with feature exposed floorboard floor and original Cast Iron Fireplace.

### Bedroom Three (10' 5" x 9' 10")

Front aspect double Bedroom with feature exposed floorboard floor and built-in Wardrobe Storage.

### Bathroom (11' 2" x 8' 4")

Contemporary with a white four-piece suite comprising a Free-Standing Bath, walk-in Shower Cubicle & a W.C.. Complete with Laminate Wooden Floor and part tiled walls.

### Store Room (6' 2" x 6' 2")

Located off the First Floor Landing and offers a spacious walk-in storage area.

## Outside

### Front

Enclosed front garden in paving offering a good degree of privacy facing onto the Groomsport Road.

### Rear

Enclosed paved courtyard with a separate pedestrian access from Waverley Drive.

