



A delightful 3/4 detached home ready to move into. Unlock the full potential of this charming home, offered with full planning permission to almost double its current size. Whether you're dreaming of an expansive family haven or a contemporary open-plan masterpiece, this is a rare opportunity to create your ideal living space without compromise. Set on a generous plot with a sunny, private rear garden.

Inside, the home is beautifully presented and recently renovated, including professional damp proofing by Coey and Son for added peace of mind. Enjoy a double bright reception room, a second reception/4th bedroom, a galley kitchen with separate utility, and a modern, fully tiled family bathroom. With a further three well-proportioned bedrooms, and a large garden room, this property offers flexibility for growing families and those working from home alike.

Conveniently located just a 2-minute stroll from the Ballyholme Esplanade and beach, 30 minutes from Belfast, and within easy reach of top local schools, this home blends relaxed suburban living with excellent commuter links. Garage, off-street parking, and a spacious layout both inside and out make this a standout option for buyers ready to move into while planning their dream 5/6 bedroom home.

Offers Over
£399,999

17 Godfrey Avenue,
Ballyholme,
Bangor,
BT20 5LS

Viewing by
appointment
through agent
028 9042 4747



- Full Planning Permission to almost double the size of the home
- 2-Minute Walk to Ballyholme Beach & Esplanade – prime coastal location
- Generous, Sunny Rear Garden – private and ideal for entertaining or relaxing
- Recently Renovated – including professional damp proofing by Coey and Son
- Detached Garage & Off-Street Parking – practical and secure
- Bright, Spacious Interior – two reception rooms and a modern kitchen with utility
- Three Well-Proportioned Bedrooms
- Large Garden Room/Home Office
- Fully Tiled Modern Bathroom
- Gas Fired Central Heating & Upvc Double Glazing
- Excellent School Catchment & 30 Minutes to Belfast – ideal for commuters and families alike

The Property Comprises:

Ground Floor

Steps to:

GLAZED ENTRANCE PORCH: Wooden door, glazed inset, wooden inner door with glazed panels, steps into...

ENTRANCE HALL: Ceramic tiled floor.



RECEPTION (1)/ BEDROOM (4): 14' 1" x 11' 6" (4.3m x 3.5m) Outlook to front, oak effect flooring.

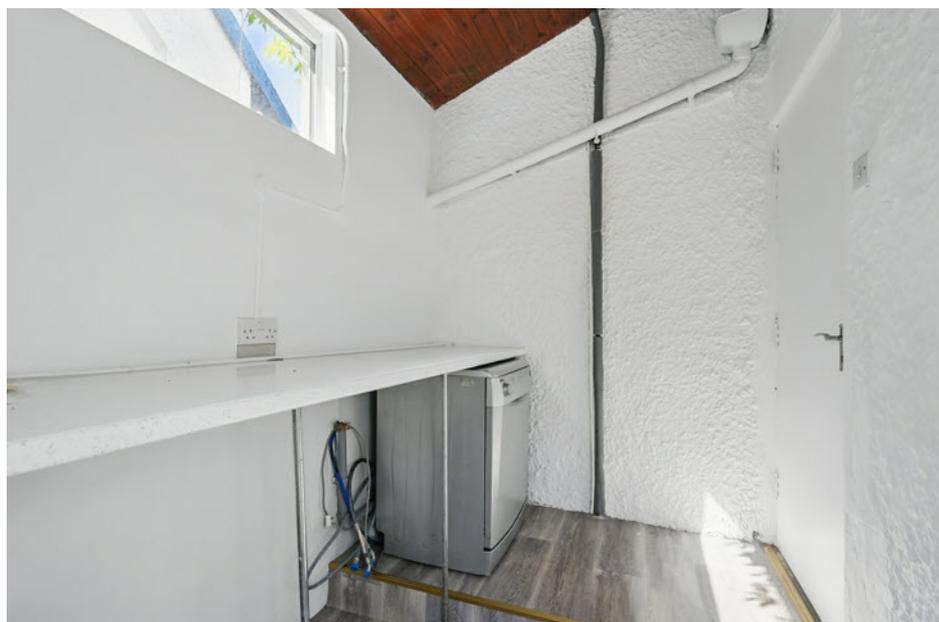


Telephone 028 9042 4747
www.templetonrobinson.com

KITCHEN 11' 10" x 11' 2" (3.6m x 3.4 m) Understair storage, electric hob, excellent range of high and low level units, large Frank sink with chrome mixer tap, plumbed for small fridge/freezer, outlook to rear.



UTILITY ROOM: 7' 7" x 5' 7" (2.3m x 1.7m) Plumbed for washing machine and dishwasher, access to rear.



LIVING/DINING ROOM 21' 4" x 11' 10" (6.5m x 3.6m) Solid oak floor, dual aspect windows with outlook to front and rear, ornate fire inset, access to garage.



First Floor

LANDING: Large linen cupboard.



FAMILY BATHROOM Bath with Triton shower inset, WC, fully tiled walls, wash hand basin with chrome mixer tap, access to fully insulated loft.



BEDROOM (1): 11' 10" x 11' 6" (3.6m x 3.5m) Outlook to front.



BEDROOM (2): 11' 10" x 9' 10" (3.6m x 3.0m) Outlook to front.

BEDROOM (3): 8' 2" x 7' 10" (2.5m x 2.4m) Outlook to front.



Outside

FRONT Large gravel driveway for off-street parking, access to the garage.

REAR Extensive decked area, laid in lawns, garden room, surrounded by trees and hedging.

GARDEN ROOM/OFFICE - HEATED SEPARATELY CABIN:

GARAGE: 21' 8" x 8' 6" (6.6m x 2.6m) Large wooden doors.





Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

Planning Permission can be found:

(<https://planningregister.planningssystemni.gov.uk/application/579190>)

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

Energy Rating		Current	Potential
Epc Type: Domestic			
Current: D68			
Potential: D68			
EPC Landmark Code: 5735-3725-9500-0307-0222			
Epc Certificate			
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	← D68	← D68
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

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