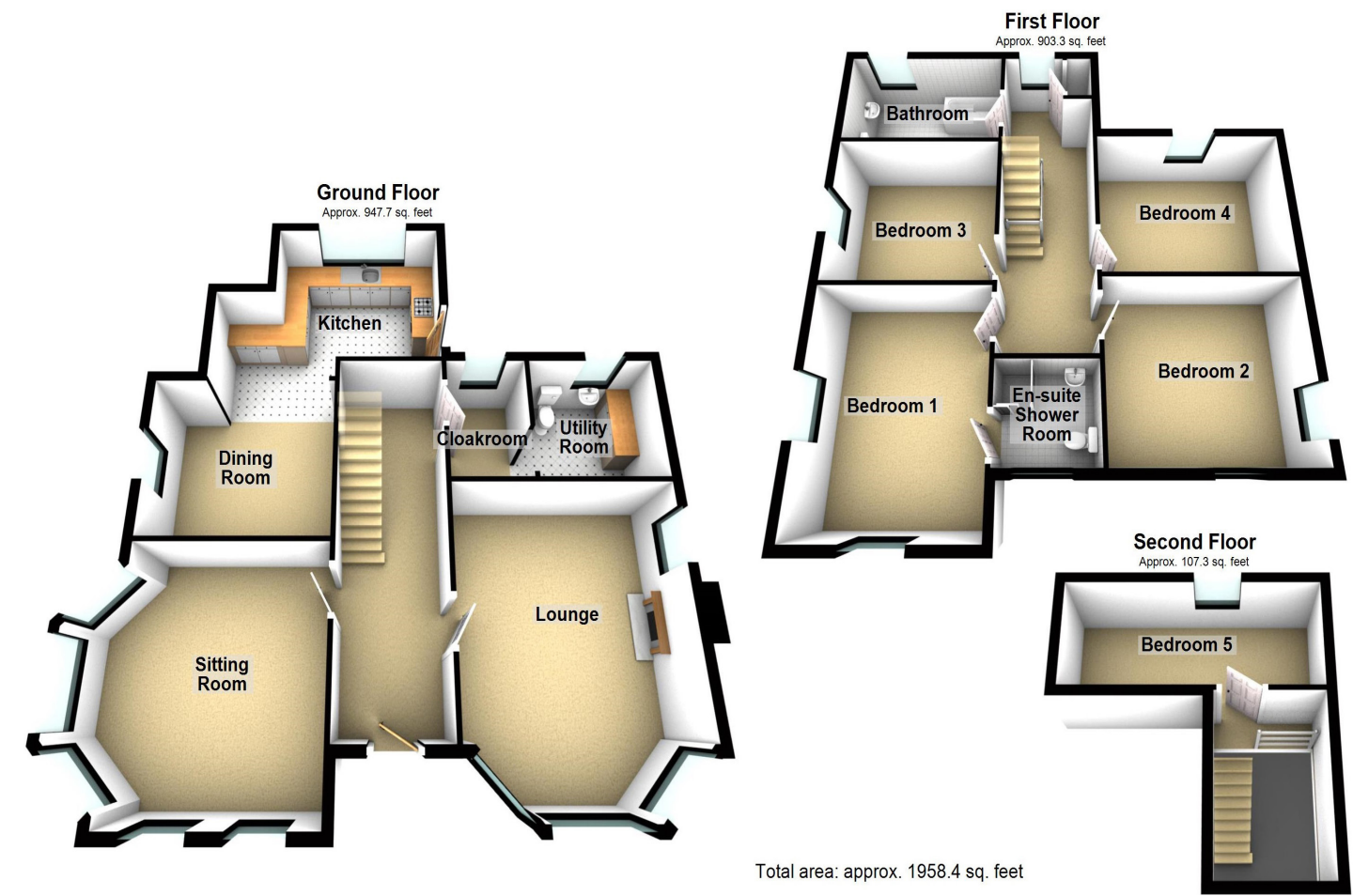


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PROPERTY ESTATES



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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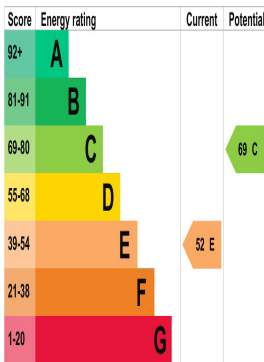
PROPERTY ESTATES



FOR SALE

35 Ballyholme Road, Bangor  
Offers Over £695,000

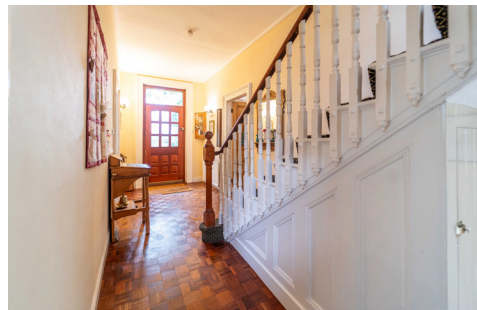
- Stunning Detached Period Home c.1896
- Ground Floor W.C. / Utility Room
- Host of Internal Victorian Features
- Fully Tiled First Floor Bathroom Suite
- Spacious Site with Surrounding Gardens
- Gas Heating & uPVC Double Glazing
- Five Bedrooms (Each holds double bed)
- Spacious Front, Side & Rear Lawns
- Three Reception Rooms
- Loose Stone Driveway to Rear
- Fitted Kitchen open off Dining Room
- Detached Garage off Driveway



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## Ground Floor

### Lounge (17' 6" x 14' 0") Into Bay Window

Spacious dual aspect corner Reception, into a large Bay Window at the front, featuring an ornate Victorian Fireplace. Also features a traditional ceiling rose, picture rail & detailed ceiling corning.

### Sitting Room (15' 7" x 14' 3") into Bay Window

Spacious dual aspect corner Reception Room, leading into a Bay Window to the side, featuring an ornate Victorian Fireplace. Also featuring a traditional picture rail and detailed ceiling corning.

### Dining Room (12' 2" x 9' 11")

Rear aspect Reception, open off the Kitchen, ideal for Dining. Complete with wooden floor & feature Fireplace with Gas Fire.

### Kitchen (16' 1" x 10' 0") at widest point

Excellent range of high & low level units with complimentary Worktop, Stainless Steel Sink Unit, integrated Hob with Oven & plumbed for Dishwasher. Complete with tiled flooring, part tiled walls & access to the Enclosed Yard and in turn the Rear Garden.

### Cloak Room (6' 8" x 5' 4")

Located off the Entrance Hall, linking to the Ground Floor W.C. / Utility Room, currently utilised as a Cloak Room. Complete with tiled floor continued through the W.C. / Utility Room.

### Utility Room / W.C. (8' 1" x 6' 8")

White two-piece suite comprising a Wash hand Basin with cupboard storage and a Push Button W.C. Plumbed for utilities and complete with tiled floor and half tiled walls.



## First Floor

### Bedroom One (14' 7" x 12' 0")

Front corner double Bedroom with front and side aspects. and access to an Ensuite Shower Room.

### Ensuite Shower Room (6' 10" x 6' 1")

Modern Shower Room with white three-piece suite comprising Push Button W.C., Pedestal Wash Hand Basin & Shower Cubicle with Mains Shower. Complete with tiled floor and tiled walls.

### Bedroom Two (13' 9" x 11' 4")

Front corner double Bedroom with front and side aspects.

### Bedroom Three (12' 0" x 10' 3")

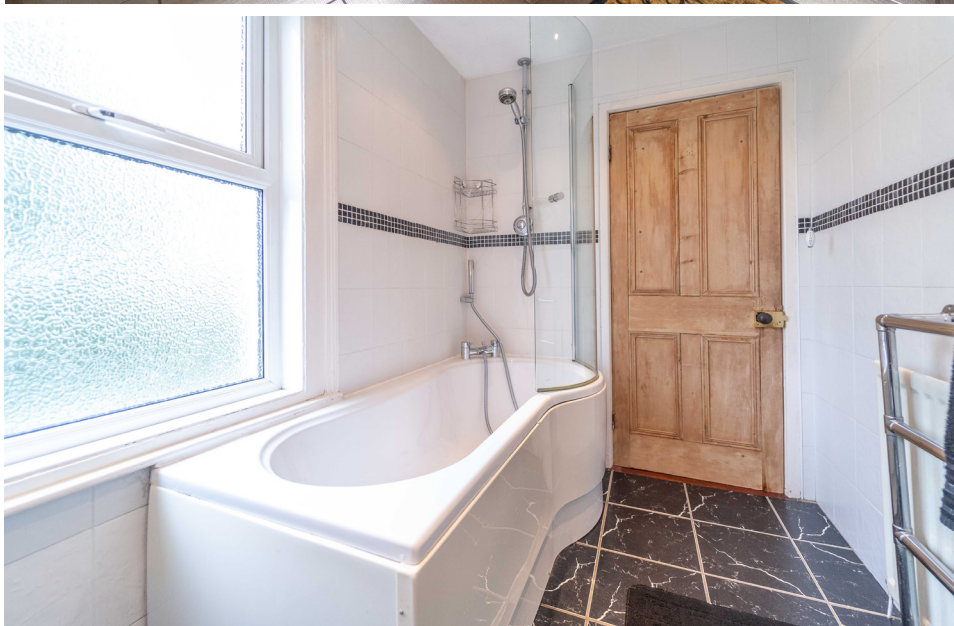
Rear corner double Bedroom with a side aspect. Complete with Wooden Flooring.

### Bedroom Four (13' 9" x 10' 1")

Rear corner double Bedroom with a rear aspect.

### Bathroom (8' 11" x 5' 7")

Modern fully tiled Bathroom with a white three-piece suite comprising a 'Pea' shape Bath with Mains Shower, a Push Button W.C. and a Pedestal Wash Hand Basin.



## Second Floor

### Bedroom Five (16' 7" x 5' 10")

Rear aspect Bedroom with access to Roof Space.

## Outside

### Detached Garage (29' 7" x 12' 0")

Spacious Detached Garage with an up & over door to the front onto the loose stone driveway and a pedestrian door from the rear lawn garden. Fitted with power.

