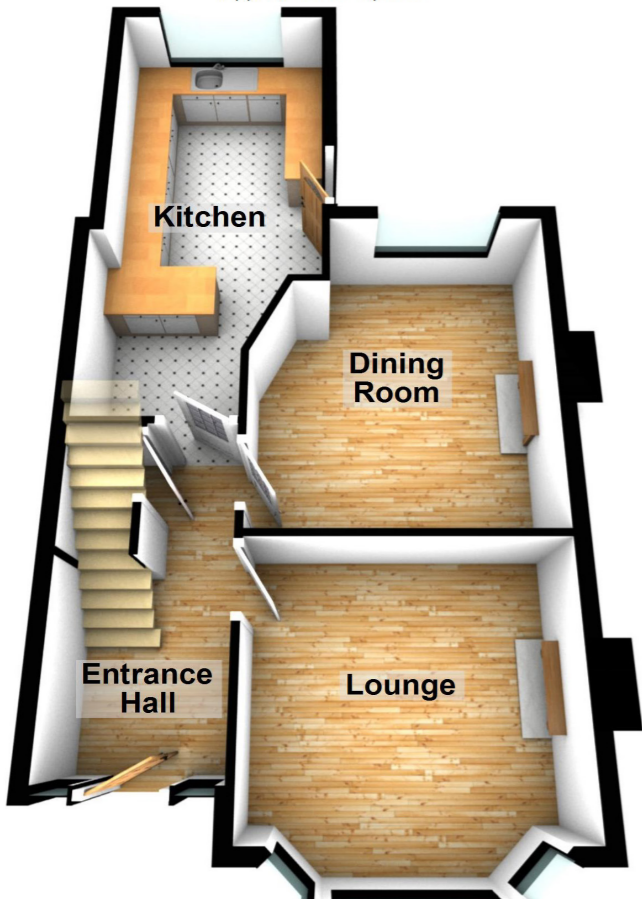


Independent

PROPERTY ESTATES



**Ground Floor**  
Approx. 571.8 sq. feet



**First Floor**  
Approx. 442.7 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

**46 Groomsport Road, Bangor**  
**Offers Over - £249,950**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

- Semi-Detached Property
- Central Ballyholme Location
- Total Internal Area c.1,015 sqft
- Three First Floor Bedrooms
- Two Reception Rooms
- Kitchen with Casual Dining Space
- First Floor Shower Room
- Oil Fired Central Heating
- Spacious Rear Lawn (South)
- Detached Timber Garage
- Lawn & Driveway to Front
- Close to Beach & Village Shops

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This traditional Semi-Detached Family Home is located in the heart of Ballyholme – one of Bangor's most sought-after Residential Areas – within close proximity to the Village Centre Shops and Ballyholme Beach.

Internally, with a total area of approximately 1,015, this Property comprises of two individual Reception Rooms (each with a feature Fireplace) and a spacious Kitchen on the Ground Floor with the First Floor offering three well-proportioned Bedrooms and a modern Shower Room.

This Property benefits from Oil Fired Central Heating and uPVC Double Glazing.

Externally, To the rear of the Property there is a spacious south facing enclosed garden laid in lawn, Patio and the Detached Timber Garage. To the front of the Property there is a garden laid in lawn and a driveway providing off-road parking and access to the Detached Timber Garage.

## Ground Floor

### Entrance Hall

Covered Porch Area, with tiled floor; leading to a Solid Wooden Door with complimentary glazing leading into the Entrance Hall.

### Lounge (13' 10" x 11' 11") into Bay Window

Front aspect Reception Room, leading into a Bay Window, with a feature tile surround Fireplace and complete with Wooden Flooring.

### Dining Room (14' 2" x 11' 11") at widest point

Rear aspect Reception Room with a tile surround Fireplace and complete with Wooden Flooring

### Kitchen (21' 2" x 8' 5") at widest point

Spacious rear aspect Kitchen with a range of high and low level units with complimentary Worktops extending into a Breakfast Bar. Integrated appliances include a Fridge / Freezer, a Dishwasher, a Stainless-Steel Sink unit and is plumbed For a Washing Machine. Complete with tiled floor and access to the Rear Garden.



## First Floor

### Master Bedroom (13' 10" x 10' 9") into Bay Window

Front aspect double Bedroom into a Bay Window.

### Bedroom Two (11' 11" x 10' 11")

Rear aspect double Bedroom.

### Bedroom Three (8' 3" x 8' 0")

Front aspect Bedroom.

### Shower Room (8' 11" x 5' 11")

Fully tiled Shower with a white three-piece suite comprising a Shower Cubicle, a Pedestal Wash Hand Basin and a Push Button W.C.

## Outside

### Front

To the front of the Property there is a garden laid in lawn and a driveway providing off-road parking and access to the Detached Timber Garage.

### Rear

To the rear of the Property there is a spacious south facing enclosed garden laid in lawn, Patio and the Detached Timber Garage.

