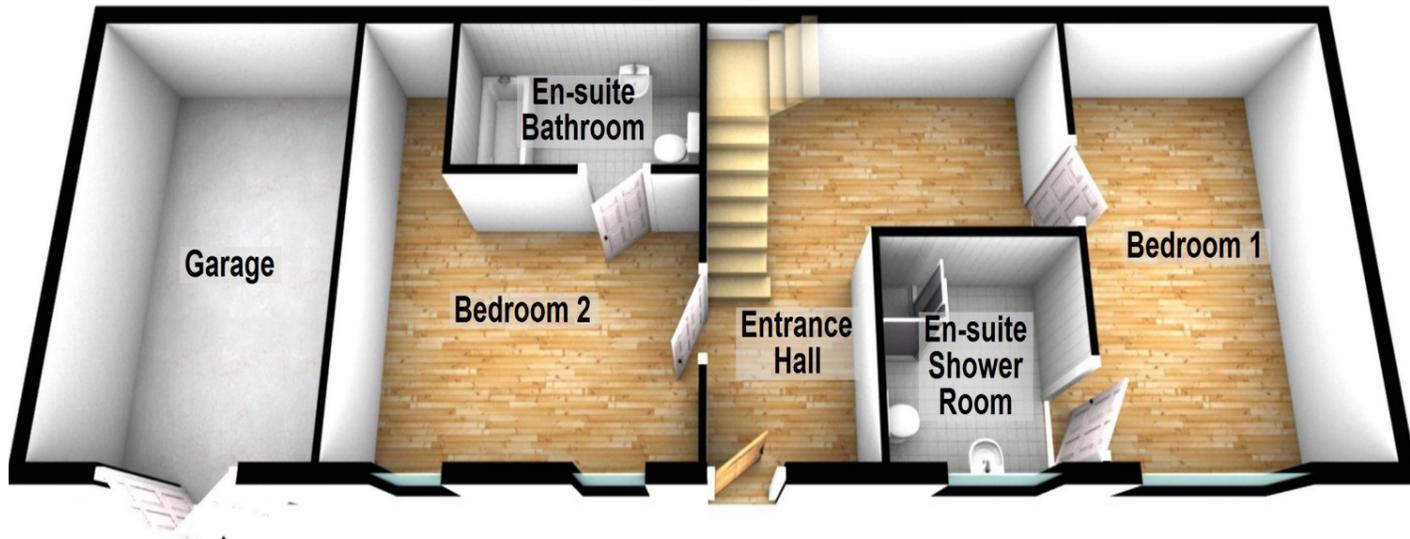


Ground Floor

Approx. 618.4 sq. feet



First Floor

Approx. 794.8 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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FOR SALE



74 Lyle Road, Bangor Offers Over £359,950

- Stunning 'Coach House' Restoration
- Ballyholme Location close to Beach
- c1890s Tastefully Modernised
- Total Internal Area Approx 1,413 sqft
- 2x Ground Floor Double Bedrooms
- Each Bedroom Ensuite Access
- 'Broken Plan' First Floor Living:
- Luxury Kitchen to Spacious Lounge
- Utility Room & W.C. off Kitchen
- Gas Fired Central Heating
- Integrated Garage (Parking)
- Close to Village & Town Centre

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Rarely will you find such an unusual property right in the heart of Ballyholme Village, metres from the Beach & Ballyholme Promenade.

Dating back to the 1890's the Coach House has undergone a full refurbishment by the present owners, who have restored it lovingly, retaining many of the original features, to create a stylish home for the more discerning buyers looking for something a bit different!

This restoration from the ground up has not only been to achieve a stylish open plan home, but with an emphasis on creating a warm, high efficiency home with low energy bills.

The Ground Floor comprises of; two double bedrooms, both with ensuite, the main bedroom ensuite has a walk in Shower with Cast Iron Bath Company Shower and Sink.

On the First Floor is the Living Room which is tiled throughout with Skylights in the Vaulted roof, exposed brickwork & a multi fuel stove.

The layout of this floor is broken plan, with the Living Room/Kitchen separated by internal Georgian Sash Windows (which actually open) perfect for entertaining.

The Kitchen is also tiled and has a vaulted ceiling with exposed Steel Beams, Skylights and exposed Brickwork.

There is also a Utility Room and W.C. on this floor.

Additionally, the property has newly installed Aluminium Windows on the second floor.

There is also an integrated garage that could also be used as a carport for off street parking.

Ground Floor

Entrance Hall

Spacious Hallway with Laminate Flooring.

Bedroom One (15' 2" x 8' 10")

Spacious Double Bedroom with Laminate Flooring.

Ensuite Bathroom (10' 8" x 4' 11")

Tiled Flooring, Contemporary Walk In Shower with Cast Iron Bath Company Shower and Crittal Design Enclosure, Sink, white toilet.

Bedroom Two (14' 4" x 11' 6")

Spacious Double Bedroom with Laminate Flooring.

Ensuite Shower Room (8' 6" x 6' 11")

Tiled Flooring, Three piece White Bathroom Suite.

Garage (13' 8" x 11' 5")

Electricity Points, Gas Boiler. Timber Double Doors to front.

First Floor

Lounge (27' 6" x 14' 10")

Tiled Flooring, Aluminium Windows, Skylights, Multi Fuel Stove. Georgian Sash Windows with Exposed Brick Surround leading to:

Kitchen / Dining (22' 8" x 14' 6")

Tiled Flooring, Range of Low Level Units, Integrated Bosch Dishwasher, Quartz Worktops, Extractor Hood, White Sink with Black Mixer Tap, Vaulted Ceiling with Skylights, Stainless Steel Exposed Beams, Exposed Brickwork.

Utility Room (9' 9" x 4' 8")

Tiled flooring, Plumbed for Washing Machine and Dishwasher, Reclaimed Skylight Windows.

W.C. (4' 8" x 4' 3")

Tiled Floor, White W.C. & White Retro Sink, Reclaimed Skylight Window.



Please Note That This Property Is Owned By A Staff Member Of Independent Property Estates