



16 BALLYHOLME ESPLANADE

BANGOR BT20 5LZ

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*Offers Around*

**£449,950**



HOUSE - TERRACED | 4  | 2  | 2 

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## ROOM DETAILS

### *Ground Floor*

Front door to enclosed entrance porch.

### *ENCLOSED*

#### *ENTRANCE PORCH:*

Fully tiled floor, glazed inner door with stained and leaded glass insets to reception hall.

#### *RECEPTION HALL:*

Fully tiled floor, cornice ceiling, ceiling rose, dado rail, storage under stairs.

#### *LIVING ROOM OPEN PLAN TO DINING AREA:*

(10'11" x 27'8")  
into bay at widest points  
Stunning views over Irish Sea, Belfast Lough, the Antrim coastline and beyond, attractive carved wooden fireplace, marble inset, marble hearth, open fire, cornice ceiling, dado rail, bay window.

### *SUPERB MODERN FITTED KITCHEN OPEN PLAN TO EXTENDED*

(28'9" x 15'3")  
at widest points narrowing to 10'  
Range of high and low level units, quartz work surfaces, double bowl sink unit with matching quartz drainer and mixer tap, space for cooker range, glass splashback, extractor fan above, breakfast bar, integrated wine fridge, plumbed for ice dispensing fridge freezer, plumbed for washing machine, concealed spotlights, glass display cabinets with built-in lighting, integrated wine rack, fully tiled floor, gas fired boiler, family area with additional built-in shelving, Velux window, sliding double glazed patio doors to rear garden.

### *LANDING:*

### *MASTER BEDROOM:*

(15'0" x 12'8")  
Stunning views over Ballyholme Bay, Irish Sea, Belfast Lough, Antrim coastline and beyond, cornice ceiling, ceiling rose.

### *ENSUITE*

#### *BATHROOM:*

Four piece white suite comprising: tiled panelled bath with mixer tap, separate built-in fully tiled shower cubicle with hand shower, low flush WC, pedestal wash hand basin with mixer tap, fully tiled floor, part tiled walls.

#### *BEDROOM (4):*

(10'6" x 8'8")

#### *SHOWER ROOM:*

Three piece white suite comprising: built-in shower cubicle, low flush WC, pedestal wash hand basin, tiled splashback, shelved airing cupboard with lagged copper cylinder and Willis type immersion.

### *LANDING:*

Access to roofspace.

#### *BEDROOM (2):*

(15'0" x 12'8")  
at widest points  
Stunning views over Ballyholme Bay, Irish Sea, Belfast Lough, Antrim coastline and beyond.

#### *BEDROOM (3):*

(11'0" x 9'5")

### *Outside*

Front courtyard in paving, which is fully enclosed and an ideal place to relax and take in the stunning views, low maintenance fully enclosed rear garden in paving with southerly aspect, which is an ideal space for entertaining or for children at play.

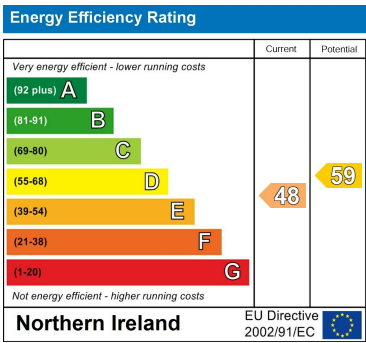


DIRECTIONS

Heading out of Bangor along High Street at the top veer left onto the Ballyholme Road. Continue along Ballyholme Road which becomes Ballyholme Esplanade and Number 16 is on the right hand side.



THE LOCAL AREA



Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

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