



59 Grovehill Gardens | Bangor | BT20 4NS

02891 180081 | viewings by appointment 7 days a week

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59 Grovehill Gardens

- * An excellent chain free property in a popular and convenient area of Bangor
- * Lovely living room with feature fireplace
- * Spacious kitchen with range of units and dining space
- * Two double bedrooms, master with built-in cupboard space
- * Modern bathroom with three piece white suite
- * Fully enclosed, private rear garden laid in lawn with feature patio area
- * Front garden laid in decorative pebbles
- * Oil fired central heating and fully double glazed
- * Fantastic location with plenty of convenient amenities nearby
- * Excellent value for money

Offers Around: £112,500



Start Here, Retire Here, Invest Here!

This is a fantastic opportunity to purchase a well-presented property in an ideal location and will appeal to first time buyers, investors or those wishing to downsize as it offers excellent value for money. The property offers bright and spacious accommodation that is ready to move into and the location alone will guarantee a lifestyle that will appeal to all due to its proximity to Ballyholme and a great range of local amenities. The chain free nature is an added bonus and should make for a stress free transaction.

Internally the property comprises of a good sized living room with feature fireplace with open fire, a spacious, modern kitchen with range of units, dining space and access to the rear garden, a modern bathroom with three piece white suite and two good sized double bedrooms, one benefitting from built-in cupboard space.

Externally there is a front garden laid in low maintenance decorative pebbles and to the rear is a fully enclosed garden laid in lawn with a feature patio area, the perfect spot to relax and enjoy a glass of wine after a busy week at work.

Grovehill Gardens is in a convenient location in Bangor and offers a host of amenities close by. A small shopping village is a few minutes' walk away, as is the coast at Ballyholme. Both Bangor and Ballyholme village are a 10/15 minute walk away and with local public transport and road links to Bangor and further afield, this property will tick plenty of boxes!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



THIS PROPERTY COMPRISES

GROUND FLOOR

ENTRANCE HALL: UPVC front door. Fully tiled floor.

LIVING ROOM: 12'4 x 11'4 (3.76m x 3.45m) Feature fireplace with wooden mantle, slate hearth and open fire. Built-in shelving. Laminate wooden flooring. Door to...

KITCHEN/DINER: 14'8 x 9'3 (4.47m x 2.82m) Range of high and low level units with granite effect work surfaces, 1 ¼ bowl stainless steel sink unit with mixer tap, ceramic hob, stainless steel extractor hood, built-in under counter single oven, plumbed for washing machine, plumbed for dishwasher. Dining space. Understairs storage cupboard. Part tiled walls, tiled floor. Door to rear.

FIRST FLOOR

LANDING: Access to roofspace.

BEDROOM (1): 11'6 x 10'2 (3.51m x 3.10m) Large built-in cupboard.

BEDROOM (2): 11'1 x 8'3 (3.38m x 2.51m) Shelved hotpress.

BATHROOM: Modern three piece white bathroom suite comprising panel bath with electric shower over, glass shower screen, pedestal wash hand basin, low flush WC. Stainless steel heated towel rail. Part tiled walls, tiled flooring, recessed lighting.

OUTSIDE

Front garden laid in low maintenance decorative pebbles.

Fully enclosed, private rear garden laid in lawn with feature patio area. Outside light, water tap.



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