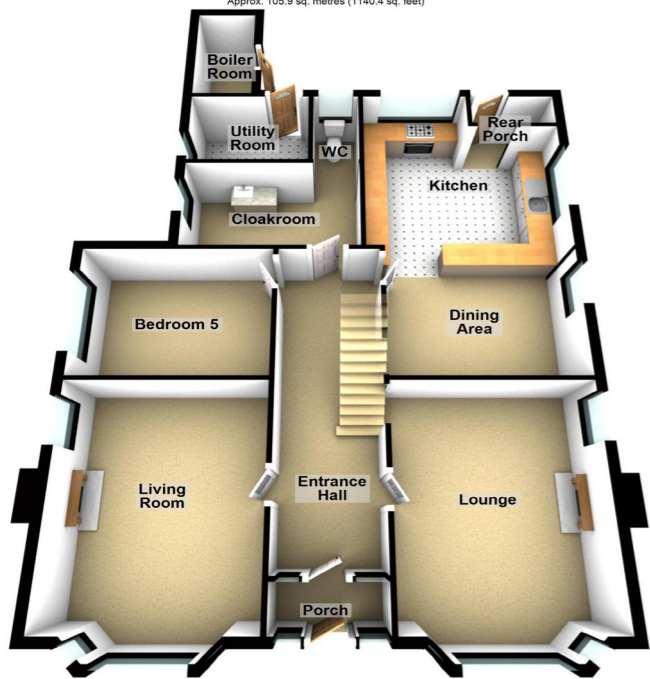


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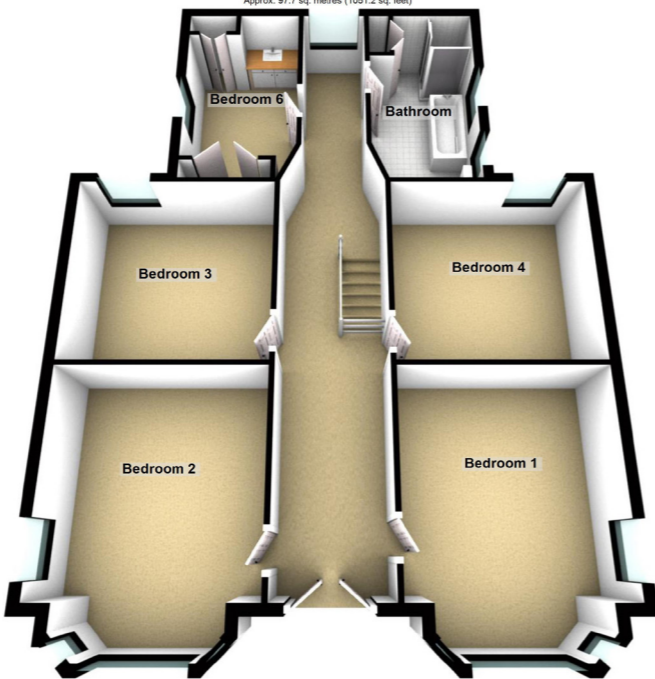
PROPERTY ESTATES



Ground Floor
Approx. 105.9 sq. metres (1140.4 sq. feet)



First Floor
Approx. 97.7 sq. metres (1051.2 sq. feet)



Total area: approx. 203.6 sq. metres (2191.6 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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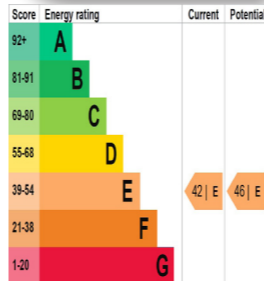
PROPERTY ESTATES



94 Donaghadee Road, Ballyholme, Bangor

Offers Over £395,000

FOR
SALE



- Stunning Detached Double Fronted Family Home, Substantial Site
- Sought-After Ballyholme Location
- Six Bedrooms, Two Receptions
- Fitted Kitchen / Dining Area
- Ground Floor Cloakroom / W.C.
- F/F Five Piece Bathroom Suite
- Front & Rear Lawn Gardens
- Two Separate Garages
- Driveway for off Road Parking

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Ground Floor

Entrance Porch (6' 05" x 3' 05")
Accessed via Wood and Glazed Door, complete with feature Tiled Flooring.

Entrance Hallway (21' 09" x 6' 04")
Access via a Wood and Glazed Door. Access to under stair storage.

Lounge (18' 09" x 11' 10")
Front aspect Reception Room comprising a feature open Fire with a Tiled Hearth, Stone Surround and a Wooden Mantle. Complete with a Box Bay Window.

Living Room (18' 08" x 11' 10")
Front aspect Reception Room comprising a feature open Fire with a Tiled Hearth and Surround and a Wooden Mantle. Complete with a Box Bay Window.

Bedroom Five (12' x 9' 05")
Rear aspect double Bedroom.

Kitchen / Dining Area (14' 01" x 12' 01")
Fitted Kitchen with a range of high- and low-level Units and complimentary Worktops, a Stainless-Steel Sink and Drainer Unit, an Integrated Four Ring Electric Hob, a double Ring Gas Hob and an eye level double Oven. Complete with Tiled Flooring, oart Tiled Walls, part Panel Walls / Ceiling and recessed Spotlights. Through to:

Utility Area (5' 02" x 3' 01")
Complete with Tiled Flooring and is Plumbed for a Washing Machine. Access to the rear via a uPVC and Glazed Door.

Utility Room (5' 10" x 8' 01")
Accessed via the rear of the Property. Complete with Tiled Flooring, Plumbed for a Washing Machine and a feature Belfast Sink.

First Floor

Split Level Landing (39' 09" x 6' 05")
A bright and spacious Landing with uPVC and Glazed double Doors providing access to a private Balcony overlooking both the Donaghadee and Groomsport Road, Ballyholme.

Master Bedroom (17' 00" x 11' 09")
Front aspect Double Bedroom with a box Bay Window.

Bedroom Two (16' 10" x 11' 10")
Front aspect Double Bedroom with a box Bay Window.

Bedroom Three (11' 10" x 11' 08")
Rear aspect Double Bedroom.

Bedroom Four (11' 08" x 11' 08")
Rear aspect Double Bedroom.

Bedroom Six (12' 10" x 7' 03")
Rear aspect Bedroom with fitted Wardrobes and a Sink.

Bathroom Suite (12' 10" x 7' 03")
Five-piece Suite comprising a Bath with a Telephone Shower over, a Bidet, a W.C., a Pedestal Wash Hand Basin and a Mains Shower Cubicle. Complete with Tiled Walls, access to Hot-press and Roof space.

Outside

Front
There is a Front and side Garden in Lawn and Paving.

Rear
There is an Enclosed Garden with access to the Utility Room, Boiler House and the two separate Garages. There is also a Driveway providing ample off-Road parking.

Garage One (20' 06" x 9' 05")
Access via an up and over Door. Complete with light and power.

Garage Two (14' 02" x 8' 09")
Access via an up and over Door. Complete with light and power.

