



Situated in a small cul de sac just off Ashley Drive, this attractive detached bungalow could not be more ideally located. Within two minutes walk of Ballyholme village and its variety of shops and the same distance from a glorious beach and picturesque coastal walks, it is easy to understand why this is a much sought after residential area.

The bungalow enjoys beautiful manageable gardens which are complemented by the overall standard of finish throughout the property. Of particular note would be the lounge with feature fireplace, living room which overlooks the garden, kitchen with casual dining area and three well proportioned bedrooms and bathroom. The property will suit both a young family or those who wish to downsize without sacrificing too much space.

This is a rare opportunity to acquire a bungalow which is difficult to find in the area and combine this with the tranquillity of the location and the demand will be immediate.

Offers Over  
£325,000

2 Grandmere Park,  
Bangor,  
BT20 5RF

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Viewing by  
appointment  
through agent  
028 9042 4747



- Attractive Detached Bungalow on a Level Site
- Well Presented Throughout
- Lounge with Feature Fireplace, Living Room
- Oak Kitchen with Casual Dining Area
- Three Well Proportioned Bedrooms
- Coloured Bathroom Suite
- Attached Garage with Additional Driveway Parking
- Double Glazed Windows / Oil Fired Central Heating
- Beautiful Well Tended Gardens in Lawns, Flowering Shrubs and Plants, Greenhouse etc
- Superb Ballyholme Location

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood glazed front door and matching side lights.

ENTRANCE HALL:



CLOAKROOM: Wash hand basin, low flush wc, fully tiled walls.

LOUNGE: 18' 11" x 13' 2" (5.77m x 4.01m) (into bay) Carved fireplace, granite inset and hearth, gas coal fire.



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LIVING ROOM: 12' 3" x 11' 9" (3.73m x 3.58m)



KITCHEN/DINING: 13' 9" x 8' 8" (4.19m x 2.64m) Oak kitchen with range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer taps, 4 ring hob, oven, plumbed for washing machine, part tiled walls, part panelled walls, tongue and groove ceiling, spotlighting. uPVC door to outside.





HALLWAY: Access to roofspace via Slingsby type ladder, fully floored with light (ideal for conversion to further bedroom accommodation subject to building permissions).

BEDROOM (1): 11' 1" x 9' 8" (3.38m x 2.95m)

BEDROOM (2): 11' 9" x 10' 11" (3.58m x 3.33m) Built-in robe.

BEDROOM (3): 10' 9" x 8' 9" (3.28m x 2.67m)



BATHROOM: Coloured bathroom suite comprising panelled bath, wash hand basin with cupboard below, fully tiled shower cubicle with heatstore electric shower, hoptress with built-in storage, copper cylinder and Willis type immersion heater, fully tiled walls.

## Outside

Driveway with parking to . .

ATTACHED GARAGE 22' 4" x 12' 0" (6.81m x 3.66m) Up and over door, light and power.

Worcester oil fired boiler.

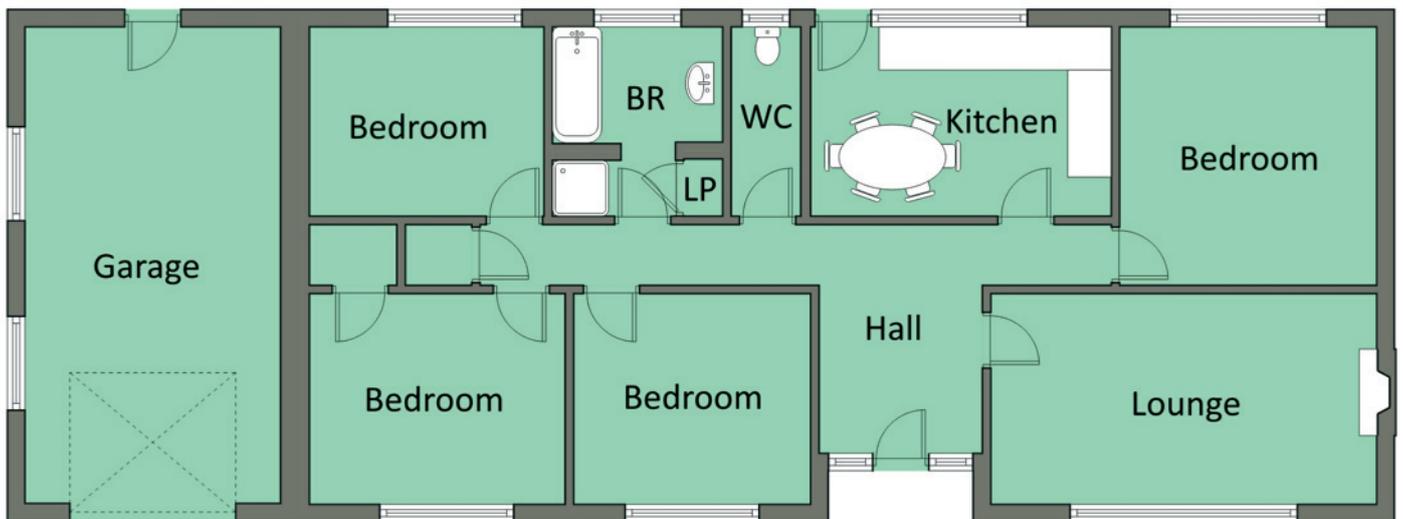
Front garden laid in lawn bordered by flowerbeds.



Fully enclosed rear garden. Dog run. 2 garden stores. Plastic oil tank. Green house.

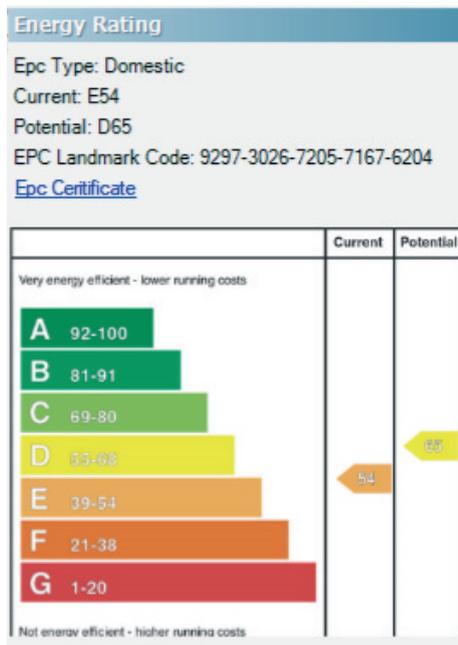
Gardens laid in lawns with flowerbeds with a variety of flowering shrubs and bay trees. Outside tap.





Location:

Leaving Bangor proceed along Donaghadee Road, veer left onto Groomsport Road, take second right into Windmill Road, second left into Ashley Drive and first right into Grandmere Park, No 2 is on the right hand side.



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 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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