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**47 GODFREY AVENUE, BANGOR, BT20 5LS**  
**ASKING PRICE £249,950**

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and to Arrange a Viewing**



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**Asking Price £249,950**

**First Floor Duplex Apartment**

**2 Bedrooms**

**2 Receptions**



## Property Features

- Outstanding Spacious Duplex Apartment
- Prime Location Right in the Heart of Popular Ballyholme
- Excellent Convenience to Many Amenities Including Beach, Esplanade, Shops, Cafes and Restaurants
- Deceptively Spacious with a Range of Different Layouts
- Well Presented Throughout and Leaving Little Left to do but Move Your Furniture in and Enjoy
- Living Room with Attractive Polished Limestone Fireplace, Gas Coal Effect Fire, Feature Vaulted Ceiling and Doors to Privately Owned Balcony
- Superb Modern Fitted Kitchen
- Sitting Room with Minstrel Gallery Overlooking the Living Room
- Two Well Proportioned Bedrooms Including Bedroom One with Range of Built-in Wardrobes and En Suite Shower Room
- Bedroom Two with Built-in Wardrobe and Excellent Storage in Eaves
- Bathroom with Three Piece White Suite
- Separate Shower Room with Three Piece White Suite
- Phoenix Gas Heating
- Double Glazed Windows
- Telecom Entry System
- Private Allocated Car Parking Space
- Balcony Has Westerly Aspect Making it an Ideal Space to Enjoy the Sun or People Watch
- Well Presented Communal Garden Areas
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers Including First Time Buyers, Young Professionals, Investors, Those Looking to Downsize, The Retired and Holiday Home Market

# Accommodation

**Ground Floor**  
Reception Hall

**First Floor**  
First Floor

**Living Room**  
15' 11" x 11' 10"

**Kitchen**  
11' 10" x 10' 8"

**Bedroom 1**  
12' 6" x 10' 2"

**En suite Shower Room**

**Bathroom**

**Second Floor**

**Sitting Room**  
13' 7" x 11' 10"

**Bedroom Two**  
15' 3" x 10' 1"

**Shower Room**

## Outside

Private Allocated Car Parking Space and Communal Garden Area, Balcony with Westerly Aspect.

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



Located right in the heart of the popular village of Ballyholme here is an ideal opportunity to purchase an outstanding spacious duplex apartment with excellent convenience to many amenities including beach, esplanade, shops, cafes and restaurants. Deceptively spacious and very flexible there is a range of different layouts to suit the needs of the owners. Accessed via its own front door viewers are sure to be suitably impressed by what is on offer.

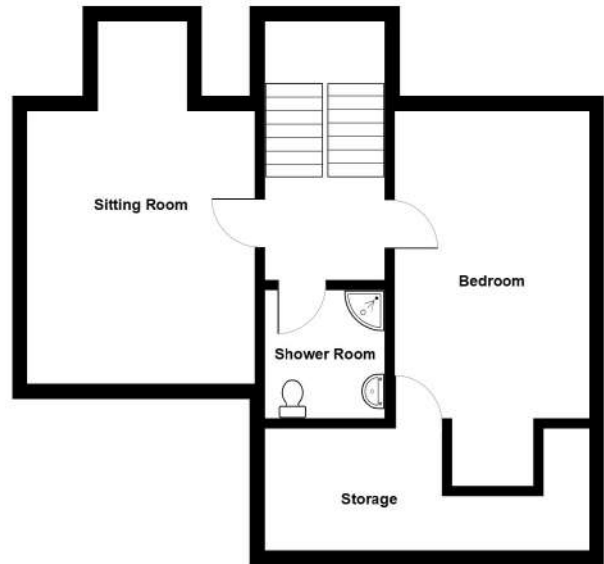
The accommodation starts on the first floor and comprises living room with attractive polished limestone fireplace, gas coal effect fire, feature vaulted ceiling and double glazed French doors to privately owned balcony. There is also a superb modern fitted kitchen, bedroom with range of built-in wardrobes and en suite shower room and a bathroom with three piece suite on this floor. Upstairs there is a sitting room with minstrel gallery overlooking the living room, second bedroom and a shower room with three piece white suite.

Outside, is a private allocated car parking space, well presented communal garden area and balcony, as mentioned previously. The balcony has a westerly aspect making it the ideal space to enjoy the sun or people watch. Other benefits include Phoenix gas heating, double glazed windows and telecom entry system. Apartments of this calibre, space and versatility in this location rarely come to the market. Demand is anticipated to be high and to a wide range of prospective purchasers including first time buyers, young professionals, those looking to downsize, the retired and the holiday home market. Early viewing is thoroughly recommended.



# Directions

Heading through Ballyholme Village along Groomsport Road turn onto Godfrey Avenue, property is on the right.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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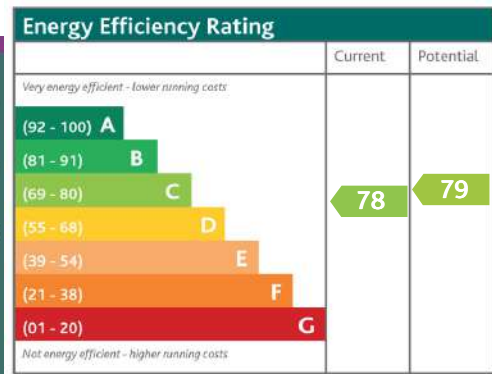
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