



OFFERS AROUND

**£335,000**

2B Lower Balloo Road  
Bangor  
BT19 6LU



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**PINKERTONS**

Sales, Lettings and Property Management



## A beautifully maintained and extended family home with stunning panoramic sea views and obvious further potential, in this superb Groomsport location.

Holding an impressive elevated site with panoramic views across Orlock and the Irish Sea the spacious accommodation comprises three double bedrooms including a master bedroom with en-suite/WC, a fully tiled bathroom, a recently fitted kitchen, lounge with feature floor-to-ceiling double aspect windows, living room/snug, dining room, and a sunroom extension. The hallway offers

access to the extensive roof space storage area, currently 4 storage rooms and a WC, with obvious further potential for living accommodation, making the most of that stunning view.

Externally the impressive site offers excellent tarmac parking, a double garage and mature lawns to the front and rear while the rear

patio offers a wonderfully sheltered space to enjoy.

Built by the current owners and recently updated to include a spacious sunroom extension and PVC double glazing throughout, 2B Lower Balloo Road is a rare opportunity to maximise an existing space to suit a new owner's needs - Professionally Accompanied viewing is highly recommended.





# PROPERTY FEATURES



- Beautifully Maintained And Extended Detached Bungalow
- Stunning Panoramic Sea Views
- Three Double Bedrooms, Master With En-Suite/WC
- Lounge With Feature Windows Maximising The Views
- Living Room/Snug, Dining Room, Sunroom
- Recently Fitted Kitchen With Built-in Appliances, Modern Bathroom
- Superb Roof Space Storage With Fantastic Potential
- Oil Heating, PVC DGlazed Windows, Doors, Guttering, Fascia, Mobility Ramp
- Extensive Parking, Mature Lawn And Shrubs, Rear Patio, Double Garage
- Rare Opportunity To Maximise An Existing Space In This Idyllic Location

## THIS PROPERTY COMPRISES

### Entrance Porch

10'4" x 7'3"  
Hardwood front door. Glazed vestibule.  
Hardwood flooring.

### Entrance Hall

34" x 3'1"  
Hardwood flooring. Access to roofspace storage.

### Lounge

26'6" x 12'8"  
Feature double-aspect picture windows.  
Fireplace with tiled surround.

### Living Room/Snug

12'4" x 11'3"  
Plank-style wood laminate flooring.

### Modern Kitchen

12'4" x 11'3"  
Excellent range of recently fitted high and low-level units with granite effect formica worktops with partially tiled walls. Built-in induction hob, oven, and microwave. Fridge freezer space. Feature stainless steel extractor with steel splashback. Plumbed for washing machine/dishwasher. Stainless steel sink with chrome mixer tap. PVC door to rear.

### Family Bathroom

12'4" x 7'9"  
Modern fully tiled bathroom suite comprising low flush WC, paneled bath, double-width shower cubicle with electric handset shower and pedestal wash hand basin with mixer tap and vanity unit. Fully tiled walls. Storage

### Dining Room

13'6" x 12'4"  
Parquet style flooring. Access to sunroom.

### Sunroom

15'9" x 10'5"  
Ceramic tiled flooring. PVC double doors to patio.

### Master Bedroom

13'5" x 10"  
Plank-style flooring. Front aspect.

### WC/En-Suite

10" x 3'6"  
Accessed via bedroom/entrance hall the suite comprises low flush WC, pedestal wash hand basin with twin taps tap and vanity unit, and fully tiled shower cubicle. Partially tiled walls. Plank-style flooring.

### Bedroom 3

10" x 8'11"  
Front aspect. Plank-style flooring.

### Bedroom 1

13'7" x 10'4"  
Double-aspect windows. Built-in storage. Front aspect.

### Attic Roof Space Storage 1

12'11" x 9'8"  
Plank-style flooring. Side aspect.

### Attic Roof Space Storage 2

11'4" x 10'9"  
Access via ladder. Plank-style flooring. Rear aspect.

### Attic Roof Space Storage 3

11'4" x 10'9"  
Rear aspect.

### Attic Roof Space Storage 4

7'2" x 6'9"  
White suite comprising low flush WC, pedestal wash hand basin with mixer tap, and vanity unit. Partially tiled walls. Tiled flooring. Front aspect.

### Attic Roof Space Storage 5

12'5" x 11'4"  
Side aspect.

### Outside Front

Boundary wall. Tarmac driveway parking. Mature lawn and shrubs. Ramp with railings.

### Outside Rear

Mature lawn, hedging, and shrubs. Paved patio. PVC oil tank. Boiler house.

### Garage

20'7" x 14'9"  
Roller shutter door.

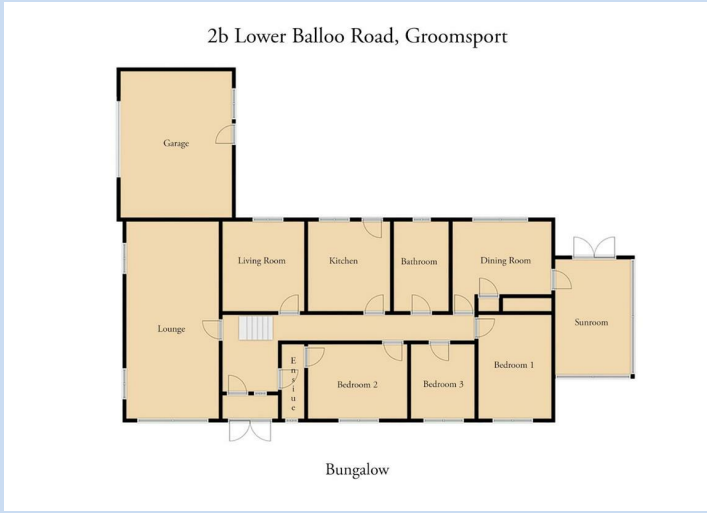
### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold.  
Rates - Understood to be £2,003.76.

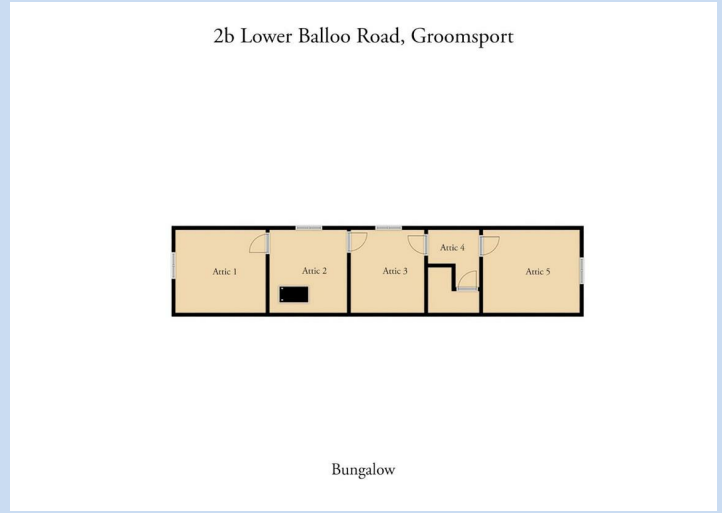
### Directions

From Groomspoor Beach Turn onto Harbour Rd, Turn left onto Donaghadee Rd, and follow Road until Groomspoor Nurseries, then turn right onto Lower Balloo Rd. The property will be on the left hand side.

# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

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