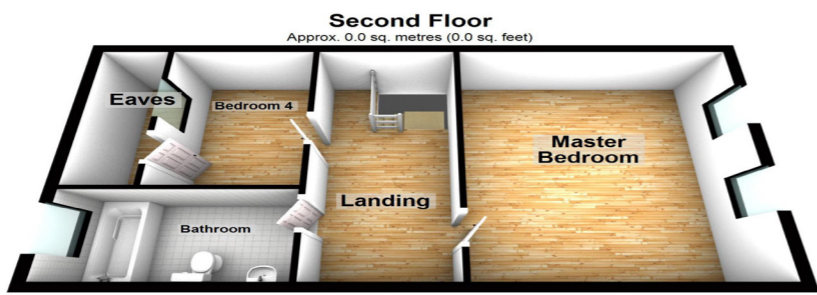
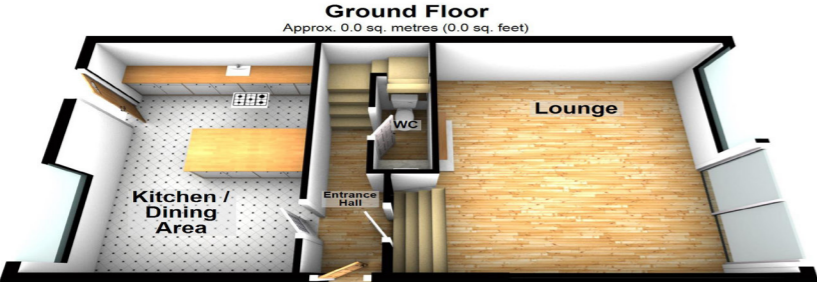


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PROPERTY ESTATES



Total area: approx. 0.0 sq. metres (0.0 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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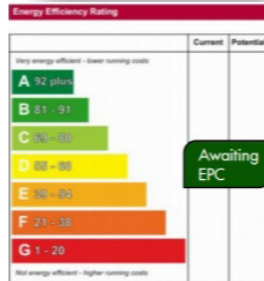
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PROPERTY ESTATES



FOR
SALE

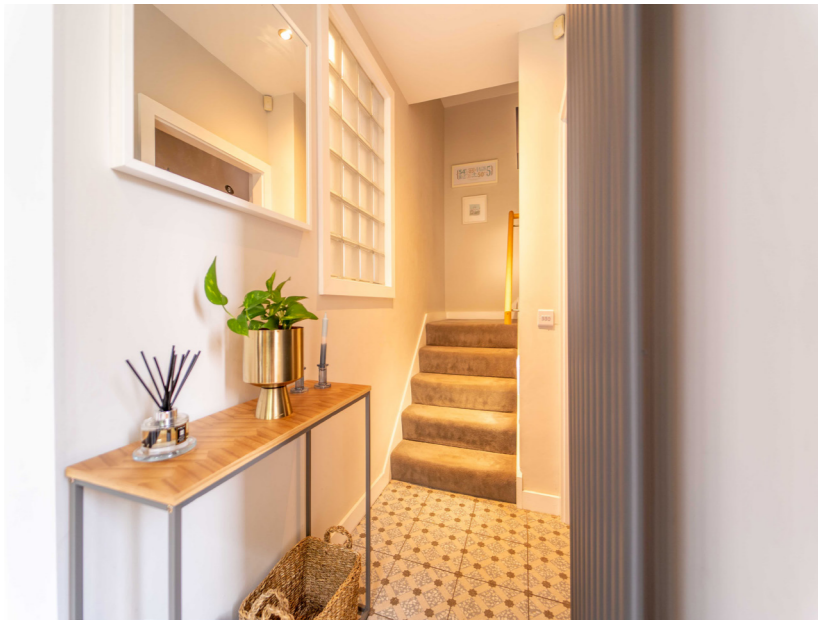


66 Ashley Drive, Ballyholme, Bangor
Offers Over £325,000

- Semi-Detached Family Residence
- Situated in the Heart of Ballyholme
- Four Bedrooms, Two Reception Rooms
- Luxury Fitted Kitchen / Dining Area
- Two Bathroom Suites, Ground Floor W.C.
- Gas Fired Central Heating
- Double Glazing Throughout
- Private Enclosed Rear Garden
- Driveway to front for off Road Parking
- Convenient access to Ballyholme Beach, Local Shopping and Ballyholme Primary School

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Independent Property Estates are privileged to receive instructions to offer to the Sales Market Number 66 Ashley Drive, Ballyholme.

This stunning Semi-Detached Residence is immaculately presented with accommodation over three floors providing a contemporary family home.

Ground Floor

Entrance Hall (17' 06" x 3' 06")

Access via a Wooden and Glazed Door, complete with Tiled Flooring, recessed Spotlights and a feature Glass Brick Wall which provides ample natural lighting.

Lounge (17' 07" x 17' 06")

Front aspect Reception Room, comprising a feature open Fireplace with a Slate Hearth and a Wooden Sleeper style Mantle. Complete with solid Wooden Flooring and a sliding Glazed Door provides access to the front.

Kitchen / Dining Area (16' 07" x 11' 08")

Luxury fitted Kitchen with a range of high- and low-level units with complimentary Ganite Worktops, a four Ring Baumatic Gas Hob with Oven under and Extractor over, an integrated Dishwasher, built-in Bins Storage, an integrated Fridge and Freezer. Complete with Tiled Flooring, part Tiled Walls, recessed spotlights and access to the rear Garden / Entertainment Area via a Wooden and Glazed Door.

W.C. (3'2" x 3'2")

Two-piece Suite comprising a Sink with a Granite Worktop with Storage under and a Low Flush W.C. Complete with Tiled Flooring, recessed Spotlights and an Extractor Fan.

First Floor

Landing (10' 05" x 7' 02")

Bedroom 2 (11' 02" x 8' 05")

Rear aspect Double Bedroom.

Bedroom Three (11' 02" x 8' 09")

Rear aspect Double Bedroom.

Bathroom

Three-piece Suite comprising a Bath with a Mains Shower over, a Low Flush W.C. and a Sink with a Marble Worktop. Complete with Tiled Flooring, Tiled Walls, recessed Spotlights, an Extractor Fan and a Heated Towel Rail.



Second Floor

Landing (16' 07" x 7' 02")

Bright and spacious complete with feature Stair Lighting and two Velux Windows providing natural Light.

Master Bedroom (16' 07" x 14' 01")

Front aspect double Bedroom with two Velux Windows providing ample natural Light.

Bedroom Four / Home Office (7' 09" x 7' 02")

Rear aspect Bedroom with access to a built-in Wardrobe and access to Eave Storage Area which is currently being used as a Laundry Room.

Bathroom (7' 05" x 6' 02")

Three-piece Suite comprising a Sink with a Marble Worktop, a Low Flush W.C. and a Bath with a Mains Shower over. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights, an Extractor Fan and a heated Towel Rail.