



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**15 PORTVIEW, BANGOR, BT20 5QB**  
**OFFERS AROUND £329,950**

**Scan for Property Details  
and to Arrange a Viewing**



# The Property

Tucked away in a small and extremely popular and sought after cul-de-sac Portview is undoubtedly one of Ballyholme's best kept secrets. Number 15 is an attractive detached property with no onward chain. As you would expect, the property is conveniently positioned with easy access to a host of amenities including Ballyholme beach and village, shops, cafes, restaurants and leading local schools.

The accommodation is bright, spacious and flexible with the ground floor comprising living room with cast iron wood burning stove and an archway through to a dining area with engineered wooden floor. From the dining area there are double glazed French doors to the conservatory, which has a private aspect overlooking the garden, as well as hardwood double glazed doors to outside. There is also a kitchen, with granite work surfaces and casual dining area, as well as a bedroom and shower room. Upstairs this fine home is further enhanced by having three well proportioned bedrooms including main bedroom with a large range of built-in wardrobes. There is also a bathroom with three piece suite.

Outside does not disappoint either. A driveway and forecourt to the front in attractive brick paviour provide excellent parking. To the rear is a fully enclosed landscaped garden with plants, shrubs, patio terrace and barbecue areas. It has an excellent degree of privacy and south westerly aspect making an ideal space for outdoor entertaining or enjoying the sun. Other benefits include Phoenix Gas heating, double glazed windows, recently installed front and rear composite doors, utility room and detached garage.

Properties of this calibre rarely make it to the open market and with all that it has to offer we expect demand to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Attractive Detached Property with No Onward Chain
- Cul-de-Sac Position in Highly Sought After and Popular Residential Ballyholme Area
- Versatile and Flexible Accommodation
- Convenient Position in Close Proximity to a Host of Amenities Including Ballyholme Beach and Village, Shops, Cafes, Restaurants and Leading Local Schools
- Living Room with Cast Iron Wood Burning Stove
- Archway from Living Room to Dining Area with Engineered Wooden Floor
- Double Glazed French Doors from Dining Area to Conservatory with Aspect Overlooking the Rear Garden
- Kitchen with Granite Work Surfaces and Casual Dining Area
- Separate Utility Room
- Four Well Proportioned Bedrooms, One of Which is on the Ground Floor





**Offers Around £329,950**  
Detached  
4 Bedrooms  
2 Receptions

## Property Features

- Bedroom One with Large Range of Built-in Wardrobes
- First Floor Bathroom with Three Piece Suite
- Ground Floor Shower Room with Three Piece Suite
- Phoenix Gas Heating
- Double Glazed Windows, Recently Installed Front and Rear Composite Doors
- Driveway and Forecourt to Front in Attractive Brick Paviour Provide Excellent Parking
- Fully Enclosed Landscaped Rear Garden in Plants, Shrubs, Patio Terrace and Barbecue Areas
- The Rear Garden Has an Excellent Degree of Privacy and South Westerly Aspect Making it an Ideal Space for Outdoor Entertaining or Enjoying the Sun
- Detached Garage
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Early Viewing Essential

# Accommodation

## Ground Floor

Reception Hall

Living Room  
17' x 13'3"

Dining Area  
11'2" x 10'5"

Kitchen with Casual  
Dining Area  
16'3" x 12'8"

Utility Room

Conservatory  
11'11" x 8'7"

Bedroom Four  
10'2" x 9'8"

Shower Room

## First Floor

Landing

Bedroom One  
17'1" x 12'6"

Bedroom Two  
12'4" x 10'8"

Bedroom Three  
10'8" x 11'2"

Bathroom

## Outside

Detached Garage  
14'11" x 11'9"

Fully Enclosed  
Landscaped Rear Garden

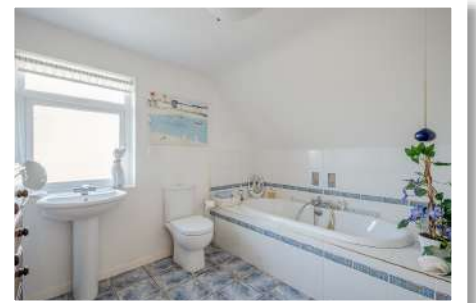
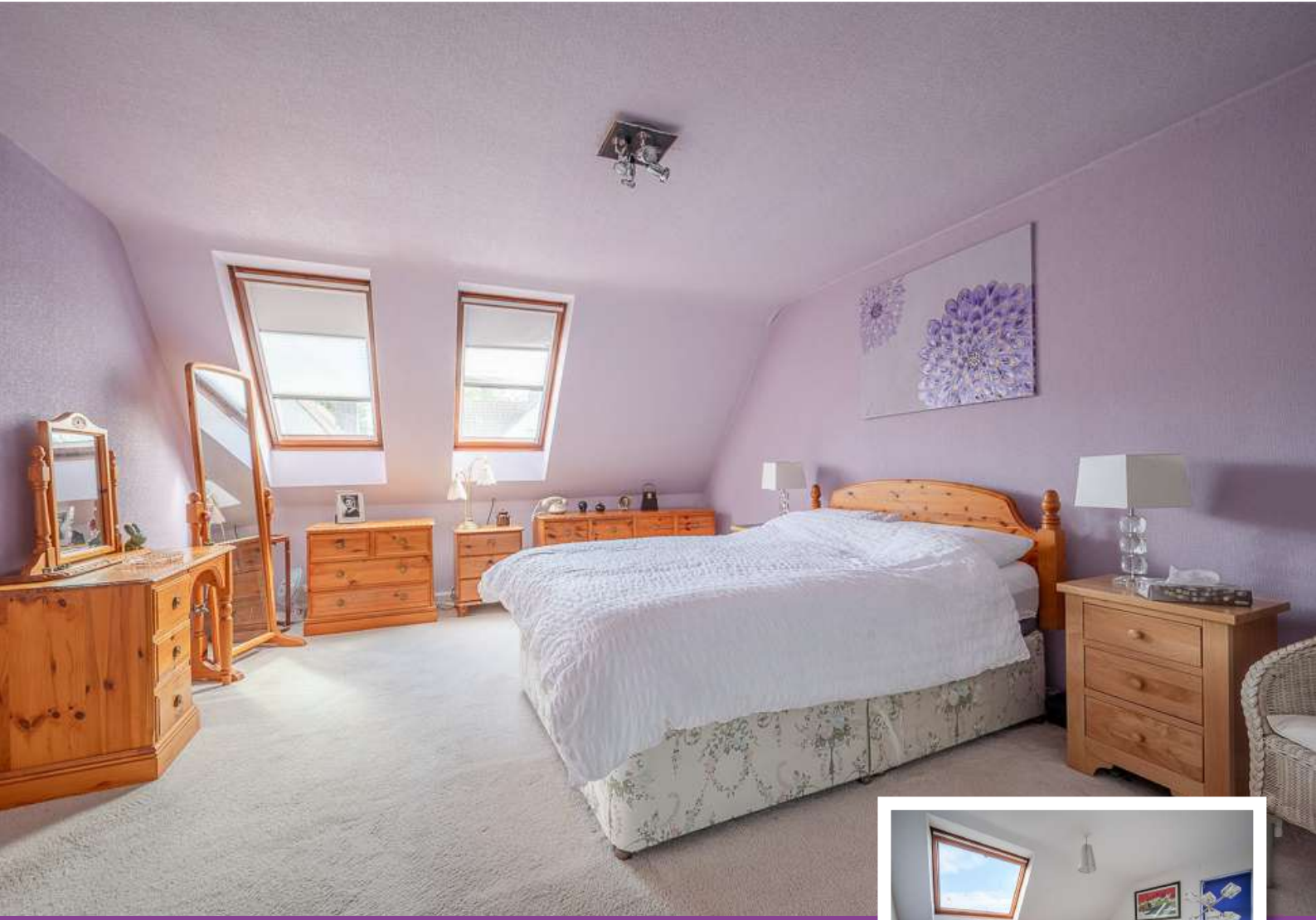
For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)

















# Directions

Heading through Ballyholme Village along Groomsport Road in the direction of Groomsport turn right onto Ballymacconnell Road. Take the first on your left into Portview and number 15 is at the end of the cul-de-sac on your right.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		66	77
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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