

6 Godfrey Avenue, Bangor, County Down, BT20 5LS

**Asking Price: £399,950**

 **Reeds Rains**

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EPC Rating: C

### Description

Nestled in the sought-after area of Ballyholme, this 4-bedroom, 2-reception detached house offers a perfect blend of comfort, space, and convenience. Boasting a prime location close to Ballyholme Esplanade, this property provides easy access to scenic coastal walks, sandy beaches, and local amenities.

This property presents an exceptional opportunity to reside in one of Bangor's most desirable locations, combining coastal living with modern comfort, and early viewing is highly recommended.

### Entrance Porch

uPVC double glazed front door, glazed door to hall.

### Entrance Hall

Cornice ceiling.

### Cloakroom / WC

Coloured suite comprising: Low flush WC, wash hand basin.

### Lounge

18 x 13'2" (18 x 4.01m)  
Cornice ceiling, dual aspect.

### Kitchen / Dining / Living

24'6" x 15'5" (7.47m x 4.7m)  
Excellent range of high and low level units with Quartz work surfaces and upstands, central island/breakfast bar with inset Blanco stainless steel sink unit and granite drainer, built in Neff double oven and Neff 5 ring gas hob, glass splash back, extractor fan. Integrated full length fridge and matching integrated freezer, recessed spotlights and laminate wooden

floor. Open plan to casual dining / living area with double glazed sliding patio doors to rear garden.

### First Floor Landing

Linen cupboard.

Access to part floored roof space via slingsby type ladder.

### Bedroom 1

17'10" x 13 (5.44m x 13)

Dual aspect, double built in robe with sliding doors.

### Bedroom 2

14'5" x 8'11" (4.4m x 2.72m)

Double built in robe with sliding doors.

### Bedroom 3

11'2" x 7'11" (3.4m x 2.41m)

Built in robe, eaves storage.

### Bedroom 4

8'7" x 7'7" (2.62m x 2.3m)

### Family Bathroom

White suite comprising: Panelled bath with mixer taps and telephone hand shower, dual flush WC, pedestal wash hand basin, tiled splash back.

### Outside

Tarmac driveway to off street parking and access to integral garage.

### integral Garage

15'2" x 9'2" (4.62m x 2.8m)

Up and over door, power and light, plumbed for washing machine, gas boiler, uPVC double glazed door to side and additional access to kitchen.

### Gardens

Front garden in lawns, shrubs and boundary hedging.

Private rear garden with a south westerly

aspect, in lawns, shrubs and boundary hedging. Outside tap and light.

purposes only.

### Location

Godfrey Avenue runs from Groomsport Road to Ballyholme Esplanade.

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All Measurements

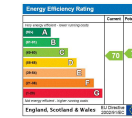
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 149.1 m<sup>2</sup> (1,605 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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