



168 GROOMSPORT ROAD  
BALLYHOLME, BANGOR

# PRESTIGIOUS & SOUGHT-AFTER AREA BALLYHOLME LOCATION



## 168 GROOMSPORT ROAD BALLYHOLME, BANGOR

INDEPENDENT PROPERTY ESTATES ARE DELIGHTED TO OFFER TO THE SALES MARKET NUMBER 168 GROOMSPORT ROAD, BALLYHOLME, BANGOR.

This impressive Detached Family Home, occupying a generous sized corner site, is located in the sought-after and prestigious Ballyholme less than 200m from Ballyholme Beach.

Internally, this impressive family home, with a total internal area of approx 1,132 sqft, has been tastefully modernised whilst still retaining a host of period features to offer flexible and adaptable over two floors.

- Exceptional Detached Family Home
- Total Internal Area Circa 1,132 sqft
- Prestigious & Sought-After Area Ballyholme Location
- Less Than 200m from Ballyholme Beach
- Tastefully Modernised Whilst Retaining Original Features
- Three Well-Proportioned First Floor Bedrooms
- Two Separate Reception Rooms with Feature Fireplaces
- Fitted Kitchen with Integrated Appliances
- First Floor Bathroom Suite & Separate W.C.
- Pulldown Ladder Access to Floored Roof Space
- Oil Fired Central Heating & uPVC Double Glazing
- Spacious Tarmac Driveway & Lawn Garden To Front & Side
- Enclosed South Facing Rear Garden in Lawn, Paving & Flowerbeds
- Detached Garage
- Convenient to Ballyholme Primary School, St Columbanus' College & Ballyholme Village
- Close to Public Transport Links

# 168 GROOMSPORT ROAD BALLYHOLME, BANGOR

A UNIQUE ENTRANCE HALL OFFERS A BEAUTIFUL WELCOME TO THE PROPERTY WITH CORNER STAINED-GLASS WINDOWS AND OAK PARQUET STYLE FLOORING.

The Ground Floor offers two separate Reception Rooms - each with their own feature Fireplace. The spacious Rear Reception Room also enjoys access to the Rear Garden. Completing the Ground Floor a beautiful traditional styled Kitchen with Marble Worktops, tiled floor, tiled walls and a range of integrated appliances.

The First Floor of the Property comprises of three well-proportioned Bedrooms, a fully tiled Bathroom and a separate W.C.. From the First Floor Landing there is a 'Slingsby' pulldown ladder providing access to the floored Roof Space.

**OFFERS OVER - £395,000**

This Property benefits from Oil Fired Central Heating and uPVC Double Glazing.

Externally, to the front of the Property there is a lawn garden extending to the side of the Property lined with mature shrubs, bushes and hedging offering a good degree of privacy. A tarmac driveway also provides off-road parking for multiple vehicles and access to the Detached Garage.

To the rear of the Property there is a garden laid in lawn as well as Patio Paving providing an ideal place to relax or entertain. The rear garden is also lined with mature shrubs, bushes and hedging offering a good degree of privacy.

Located on the corner of the Groomsport Road and Ballymacconnell Road, this Property is opposite the Banks Lane access to Ballyholme Beach. Also within close proximity is the Ballyholme Village, Public Transport Links, Ballyholme Primary School and St. Columbanus' College.



# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

Beautiful Entrance Hall complete with Solid Wood 'Parquet' style flooring and feature stained-glass windows. Access to Storage Cupboard.

### Lounge (13' 5" x 12' 5")

Spacious front aspect Reception Room with dual aspect windows and a feature Cast Iron Fireplace with stone Surround set on a Granite Hearth.

### Dining Room (17' 7" x 12' 5") at widest point

Spacious rear aspect Reception Room with a feature Cast Iron Fireplace with a traditional Wooden Surround. Complete with Solid Wood 'Parquet' style flooring, views over the Rear Garden and Patio Doors leading to the Rear Garden.

### Kitchen (11' 9" x 9' 10") at widest point

Fitted Kitchen with a range of high and low level 'Shaker' style units with Marble Worktops and integrated appliances including a Fridge / Freezer, an Oven, a Microwave, a Washing Machine & a Tumble-dryer. Complete with tiled floor, tiled walls and a door to offering a side access to the Property.



# ACCOMMODATION

## FIRST FLOOR

### Bedroom One (13' 5" x 12' 4")

Front aspect double Bedroom with a range of built-in Bedroom Furniture.

### Bedroom Two (15' 5" x 10' 0")

Rear aspect double Bedroom with a range of built-in Bedroom Furniture.

### Bedroom Three (8' 11" x 8' 9")

Rear aspect Bedroom with dual aspect windows and a range of built-in Bedroom Furniture.

### Bathroom (8' 10" x 5' 10") at widest point

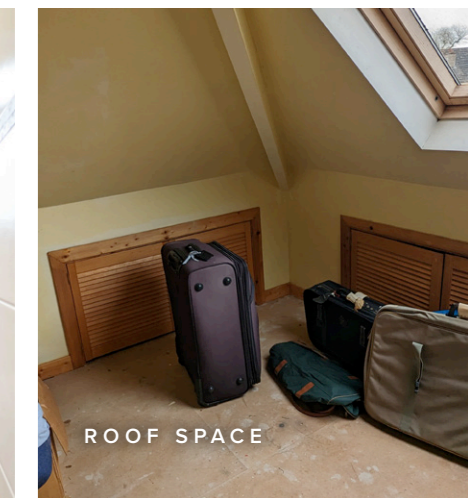
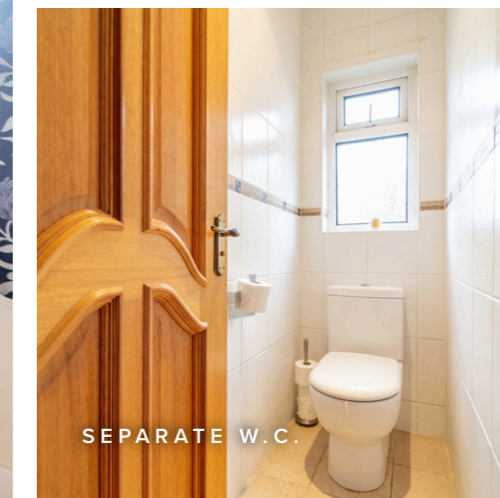
Fully tiled Bathroom with a tile surround Bath with Electric Shower Unit and a Wash Hand Basin with Storage Under. Access to built-in storage.

### Separate W.C. (5' 9" x 2' 7")

Comprising a Push Button W.C. and complete with both tiled walls & floor.

### Roof Space (12' 10" x 10' 7")

Pulldown 'Slingsby' ladder providing access from the First Floor Landing to the Floored Roof Space. Complete with Skylight and access to Eaves Storage areas.



# OUTSIDE

## Front

Sitting on a generous sized site this Property enjoys a spacious Tarmac driveway providing off-road parking and access to the Detached Garage as well as a lawn garden extending to the side of the Property. The boundary is lined with mature shrubs and trees offering a good degree of privacy.

## Rear

South facing enclosed garden laid in a mixture of lawn and paving. Mature Shrubs, Trees and Hedging offer a good degree of privacy.

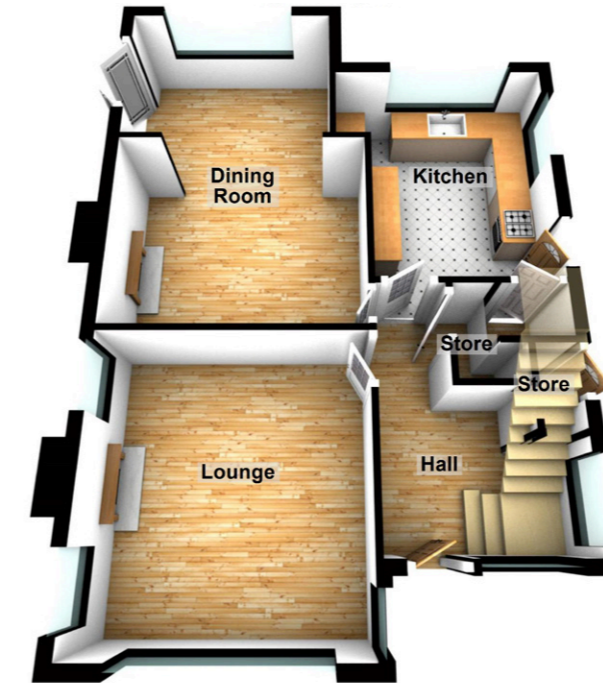
## Detached Garage (27' 1" x 13' 3") at widest point

Spacious Detached Garage with light, power, and plumbed for a Washing Machine. Up & Over Door to the front. Total floor area of approx 345 sqft.

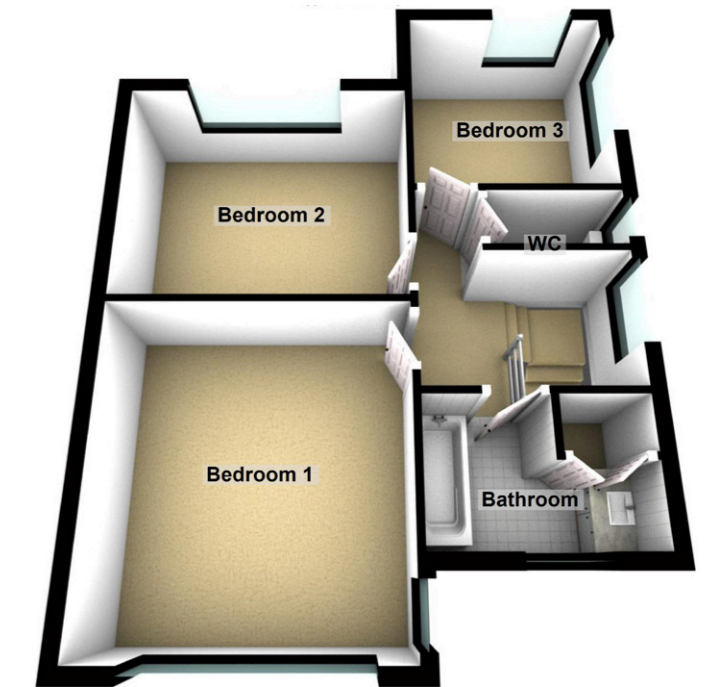


# FLOORPLANS

## GROUND FLOOR



## FIRST FLOOR



TOTAL INTERNAL AREA CIRCA  
1,132.6 SQFT

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BALLYHOLME, BANGOR



**Independent**  
PROPERTY ESTATES

THE HOUSE **SOLD** NAME IN ESTATE AGENCY

**028 9145 0000**  
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OFFERS OVER - £395,000

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▶ SCAN FOR VIDEO

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 57 D      |
| 39-54 | E             | 39 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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