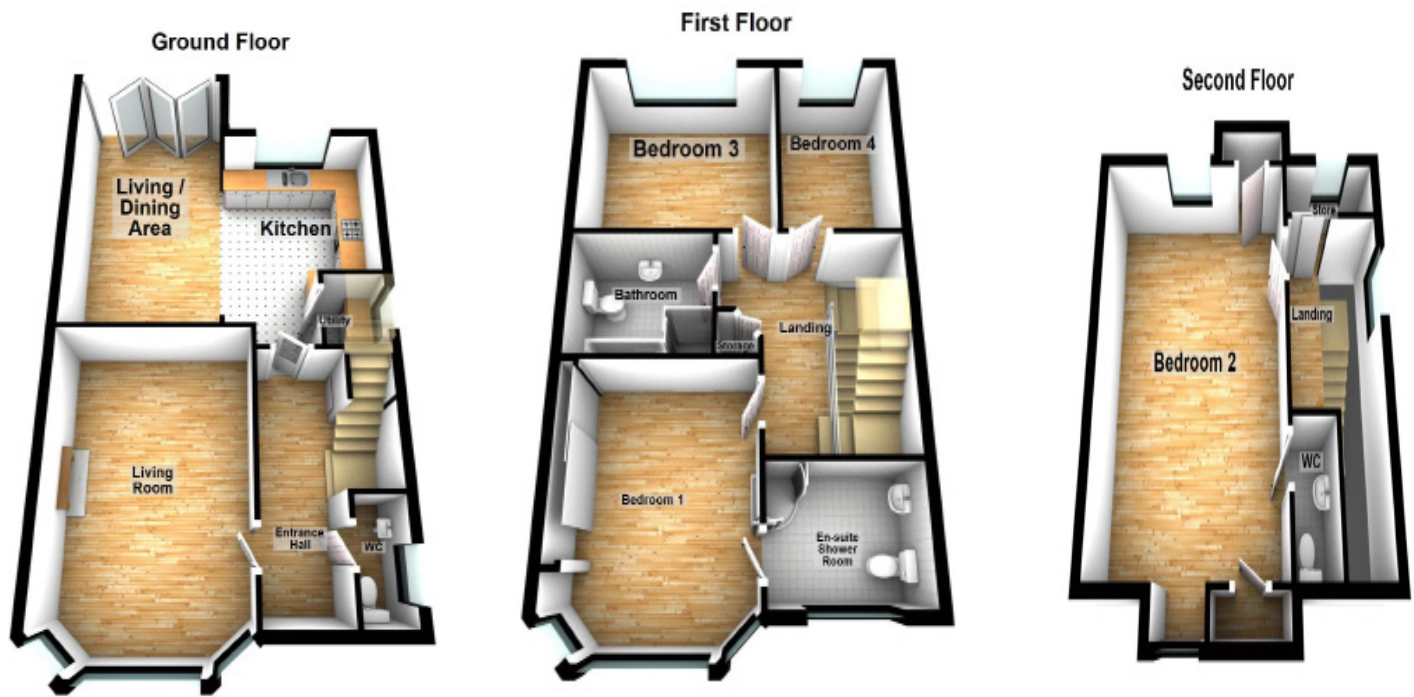


Independent

PROPERTY ESTATES



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

028 9145 0000
www.ipestates.co.uk

Part of The Independent Group of Companies

Independent

PROPERTY ESTATES



FOR SALE

1 First Avenue, Baylands, Ballyholme, Bangor

Offers Over £439,950

- Stunning Semi-Detached Family Home
- Yards from Ballyholme Beach
- Four Bedrooms, Primary Ensuite
- Two Reception Rooms
- Open Plan Kitchen / Living / Dining Area
- Utility Room, Ground Floor W.C.
- F/F Four Piece Bathroom Suite
- Gas Fired Central Heating
- Driveway Providing Off-Road Parking
- Enclosed Garden to Rear

Score Energy rating Current Potential

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		

Part of The Independent Group of Companies

028 9145 0000
www.ipestates.co.uk



Ground Floor

Entrance Hall (14' 06" x 4' 10")
Access via a Composite and double-Glazed Door, complete with Solid Wooden Flooring and access to built-in storage.

Living Room (15' 10" x 11' 10")
Front aspect Reception Room with Solid Wooden Flooring and a feature Bow Bay Window and a Gas Fire with a Tiled Hearth, a Cast Iron Surround and a Stone Mantle.

W.C. (6' 05" x 2' 10")
Two-piece Suite comprising a Low Flush W.C. and a Wash Hand Basin with a Tiled Splashback. Complete with Solid Wooden Flooring, and an Extractor Fan.

Kitchen (14' 08" x 9' 11")
Luxury Fitted Kitchen with a range of High- & Low-Level Units with complimentary Stone Worktops. Comprising a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit with a feature Tiled Splashback, an integrated four ring Gas Hob with an Oven under and an Extractor Hood over, an integrated Fridge Freezer and an integrated Dishwasher. Complete with Tiled Flooring. Open plan to:

Living / Dining Area (17' 11" x 10' 06")
Complete with Tiled Flooring, recessed Spotlights and access to the rear Garden / Entertainment area via uPVC and double-Glazed Bi-folding Doors.



First Floor

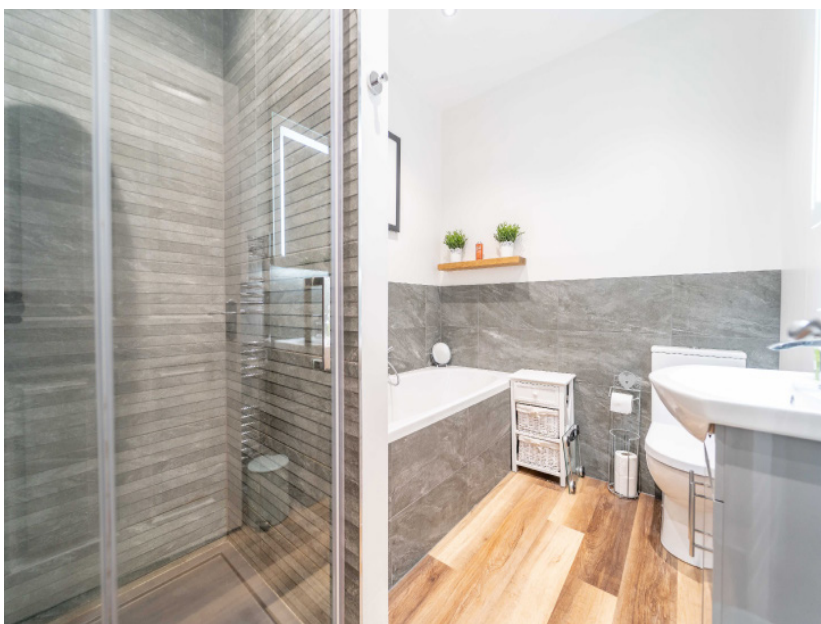
Landing (11' 08" x 11' 06")
Bright and Spacious with access to a built-in storage.

Primary Bedroom (11' 03" x 11' 00")
Front aspect Double Bedroom with a feature Bow Bay Window and a fitted Slide robe. Access to:

Ensuite Shower Room (7' 05" x 6' 05")
Three-piece Suite comprising a Low Flush W.C., a Wash Hand Basin and a Mains Corner Shower. Complete with Tiled Flooring, part Tiled Walls, a Chrome Heated Towel Rail, recessed Spotlights and an Extractor Fan.

Bedroom Three (12' 02" x 10' 05")
Rear aspect Double Bedroom.

Bedroom Four (11' 08" x 7' 09")
Rear aspect Bedroom, currently being used as a Home Office.



Bathroom (8' 04" x 6' 08")
Four-piece Deluxe Bathroom Suite comprising a Bath, a Pedestal Wash Hand Basin with a Vanity Unit under, a Low Flush W.C. and a walk-in Mains Shower. Complete with Laminate Wooden Flooring, part Tiled Walls, a Chrome Heated Towel Rail, recessed Spotlights and an Extractor Fan.

Second Floor

Landing (6' 07" x 3' 07")
Access to built-in Storage.

Bedroom Two (16' 00" x 13' 05")
Dual aspect double Bedroom with two Velux Windows providing ample natural light and access to two Eaves Storage Cupboards. Access to:

W.C. (6' 11" x 4' 07")
Two-piece Suite comprising a Low Flush W.C. and a Pedestal Wash Hand Basin with a feature Tiled Splashback. Complete with Tiled Flooring, an Extractor Fan and a Velux Window providing ample natural light.