



OFFERS AROUND

£425,000

8 Sandhurst Drive

Bangor

BT20 5NX



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Sales, Lettings and Property Management

Seaside Serenity: Embrace Tranquil Coastal Living in this Detached Bungalow with Sea Views, Stylish Interiors, and Serene Surroundings in Ballyholme.

Nestled in the tranquil coastal community of Ballyholme, this captivating, detached bungalow offers a harmonious blend of comfort and style. Boasting three bedrooms, including a luxurious master suite with sea views and ensuite shower room, this home exudes character and charm.

The main bathroom, featuring a freestanding bath and separate shower enclosure, adds a touch of indulgence. The heart of the home lies in the open-plan kitchen and living area, adorned with a dual-aspect wood-burning stove, ideal for entertaining.

Step outside to discover a raised deck area,

crafted from hardwood, overlooking private gardens and a soothing stream, creating a serene ambiance.

Complete with a detached garage and ample driveway, this property promises a lifestyle of tranquility and relaxation by the sea. Enquire now to experience coastal living at its finest.



PROPERTY FEATURES



- Charming Detached Three Bedroom Home Within Sought-After Ballyholme Area.
- Living Room/Kitchen With Wood Burning Stove And Contemporary Kitchen Units With Integrated Appliances.
- Study With Views of Private Rear Garden.
- Sunroom With Sliding Patio Doors Leading To Raised Decking Area For Outdoor Entertaining
- Two Double Bedrooms On Ground Floor
- Family Bathroom With Separate Bath And Shower Cubicle
- Master Bedroom With Ample Storage Into Eaves And Ensuite Shower Room
- Detached Garage And Outside Utility
- PVC Double Glazed And Gas Fired Central Heating
- Private Garden Encompassed By Mature Trees And Planting









THIS PROPERTY COMPRISES

Entrance Porch

4'6" x 2'2"

Hardwood period double doors, decorative tiled floor.

Hallway 1

12'0" x 4'6"

Hardwood period door with glass panel, decorative tiled floor, picture rail.

Hallway 2

10'5" x 2'7"

Stairway access.

Living Room/Kitchen

29'7" x 12'4"

Feature bay window, wood burning stove with slate hearth, hardwood plank floor, integrated storage cabinet. Leading through to kitchen with contemporary range of high and low level units, wood laminate worktops, gas five ring hob with stainless steel extractor fan above, black 1 1/2 bowl sink unit with drainer and mixer tap, integrated double oven, integrated dishwasher, space for freestanding fridge, partly tiled walls, recessed spotlights.

Study

9'4" x 6'8"

Hardwood plank floor, PVC door leading to rear garden.

Sun Room

13'1" x 13'1"

Dual aspect views of front, side and rear garden, hardwood plank floor, sliding patio doors leading to raised decked area to rear, Velux windows.

Bedroom 2

12'9" x 12'6"

Feature bay window with front view aspect, dado rail integrated storage cabinet.

Bedroom 3

12'6" x 10'1"

Side view aspect, dado rail.

Bathroom

12'3" x 7'6"

Modern white suite comprising of curved bath, shower cubicle with sliding glass door, rainfall shower head with telephone handle shower, vanity unit with mixer tap, low flush WC, extractor fan.

Understairs Storage

7'6" x 5'8"

First Floor

Bedroom 1

16'9" x 14'5"

Front view aspect, excellent storage access into eaves.

Storage 1

4'0" x 3'5"

Storage 2

3'5" x 2'9"

Storage 3

4'4" x 3'2"

Storage 4

5'8" x 3'2"

Ensuite Shower Room

5'8" x 5'7"

White suite comprising of shower cubicle with rainfall shower head

and telephone handle shower, vanity unit with mixer tap, low flush WC, heated chrome towel radiator, extractor fan.

Utility (Outside)

8'4" x 4'6"

Plumbed for washing machine, space for dryer, power and light, boiler.

Garage

Up and over door, power and light.

Outside Front

Mature and private garden stocked with an array of trees, shrubbery and planting, lawn, tarmac driveway with ample parking for a number of cars, outside light.

Outside Rear

Private raised deck area with retractable awning and ample space for outdoor furniture, mature hedge and tree line, outside light, outside water tap.

Directions

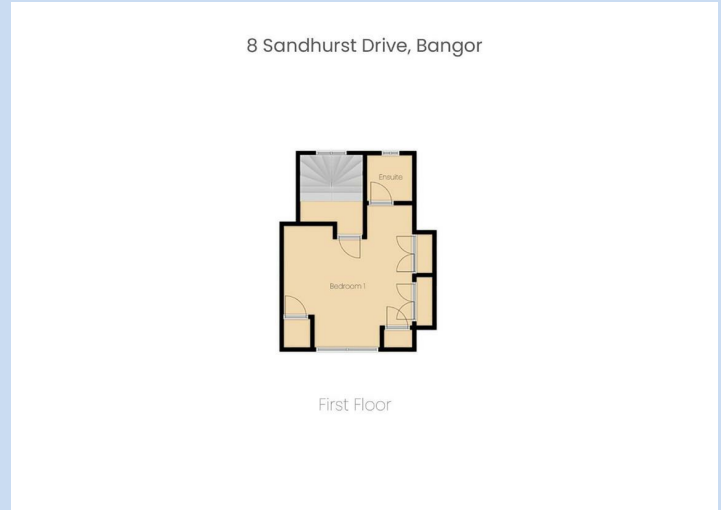
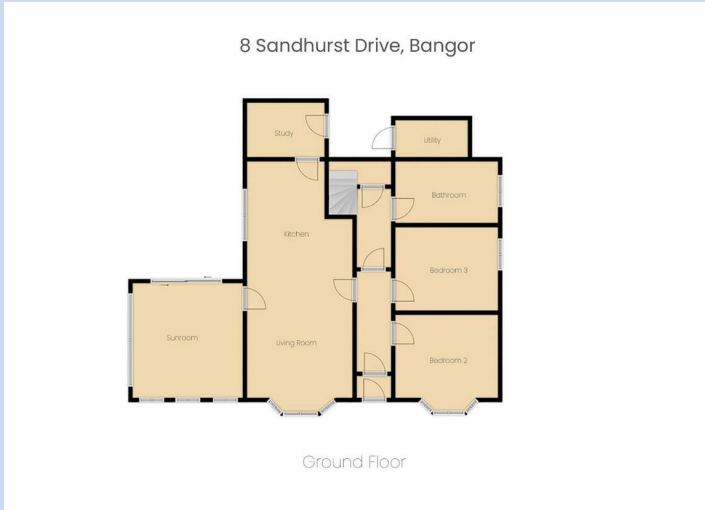
Proceeding along the Groomsport Road from Bangor, turn left onto Sandhurst Park, take the first right onto Sandhurst Drive, property will be on the right hand side.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold

Current Rates - Understood to be approximately £2,375.62 per annum

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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WILL YOU NEED A MORTGAGE?

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LETTINGS & PROPERTY MANAGEMENT

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Bangor & Donaghadee:
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com

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