

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**'HOLLYBANK', 82 CRAWFORDSBURN ROAD,
BANGOR, BT19 1BE**

OFFERS AROUND £295,000

Exuding vast potential, boasting enviable Golf Course Views, not to mention a splendid outlook into Belfast Lough beyond and enjoying a prestigious Bangor West address this charming extended semi detached villa is sure to appeal to even the most discerning of purchasers! Although the home is in need of modernisation, upon inspection viewers will immediately appreciate the welcoming entrance hall and the wealth of ground floor reception space afforded by the dining room and the magnificent family room which boasts Golf Course and Lough Views and access to the rear garden decking. There is a useful ground floor W.C. and the serviceable kitchen is complimented by a practical utility room. Also on the ground floor there is a versatile bedroom or study depending upon family requirements.

At first floor level the striking first floor lounge (which has a wood burning stove) provides access to the pleasing balcony from where further commanding views of the Golf Course and Lough may be enjoyed. There is a three bedroom layout with the master bedroom and its ensuite shower room being accessed off the lounge. Special mention must also be made of the well appointed 4 piece white bathroom.

Perhaps one of the most desirable features of this fine home however is the site upon which it is positioned. The front garden is laid in lawn with mature plants and shrubs and a detached garage. There is a brick paved drive which provides ample parking. The enclosed rear is laid in lawn with garden decking and beyond the rear gate lies the dog leg 12th hole of Carnalea Golf Course and an outlook over Belfast Lough to Co. Antrim.



Key Features

- Potential, Potential, Potential
- Extended Semi Detached Villa
- Serviceable Kitchen & Separate Utility Room
- 3 Receptions & Potential 4 Bedrooms
- Golf Course & Belfast Lough Views & a Prestigious Location
- Oil Fired Heating System
- White Bathroom. Master Ensuite. Ground Floor W.C.
- Mature Gardens . Garage



ACCOMMODATION

White uPVC double glazed front door.

ENTRANCE HALL

Panelled ceiling. Double panel radiator. Wooden flooring. White uPVC double glazed windows. Stairs to first floor landing.

POTENTIAL BEDROOM

4/STUDY (Sub divided)

16'0" max x 8'0" max

White uPVC double glazed windows. Single panel radiator.

DINING ROOM

13'10" max x 11'0" max into bay

White uPVC double glazed windows. Double panel radiator. Wooden flooring. Corniced ceiling. Mock hole in wall fireplace(Not useable).

INNER HALL

Wooden floor. Access to understairs storage cupboard.

FAMILY ROOM

19'11" max x 12'5" max

White uPVC double glazed windows and rear double doors to decking with Golf Course & Lough Views. Wooden flooring. Corniced ceiling. 2 Double panel radiators.

UTILITY ROOM

High and low level units. Roll edge work surfaces. Stainless steel sink unit. Oil fired boiler. Tiled floor. Plumbed for washing machine. White uPVC double glazed windows and side access door.

DOWNSTAIRS WASH ROOM

White suite with low flush W.C. Wash hand basin. Tiled floor. White uPVC double glazed windows.

KITCHEN

9'11" max x 9'8" max

High and low level units with roll edge work surfaces. Concealed lighting. 11/4 bowl sink unit. Extractor fan. Integrated 5 ring gas hob and electric oven. Plumbed for washing machine. Tiled floor. Single panel radiator. White uPVC double glazed windows with Golf Course and Lough Views. uPVC rear door to decking.

FIRST FLOOR LANDING

Built-in hotpress. Ceiling downlighters. Access to roofspace.

LOUNGE

13'6" max x 13'4" max

White uPVC double glazed windows and double doors to balcony. Golf Course & Lough views. Double panel radiator. Attractive fireplace with feature wood burning stove. Access to

BEDROOM 1

13'5" to wardrobes x 9'11"

White uPVC double glazed windows with Golf Course & Lough Views. Corniced ceiling. Wardrobes with sliding doors. Double panel radiator. Ceiling eyeball lights.

SPACIOUS ENSUITE SHOWER ROOM

Vanity unit with inset basin. Tiled splashback. Low flush W.C. Tiled shower cubicle with Mira electric shower. Tiled floor . Single panel radiator. White uPVC double glazed windows. 1 Wall light point. Ceiling eyeball light.

BEDROOM 2

13'8" x 8'9"

White uPVC double glazed windows. Single panel radiator. Ceiling downlighters.

BEDROOM 3

9'9" x 8'0"

White uPVC double glazed windows. Single panel radiator. Built-in cupboard with shelving.

BATHROOM

Bath with mixer taps. Wash hand basin with mixer taps. Low flush W.C. Tiled shower cubicle with Triton electric shower. Double panel radiator. Part tiled walls. White uPVC double glazed window with Golf Course & Lough Views.

OUTSIDE

DETACHED GARAGE

Panelled up and over door.

FRONT

Garden laid in lawn with plants and shrubs. Brick paved drive. Light point.

SIDE GABLE

Concrete path. Outside tap. PVC oil tank.

ENCLOSED REAR

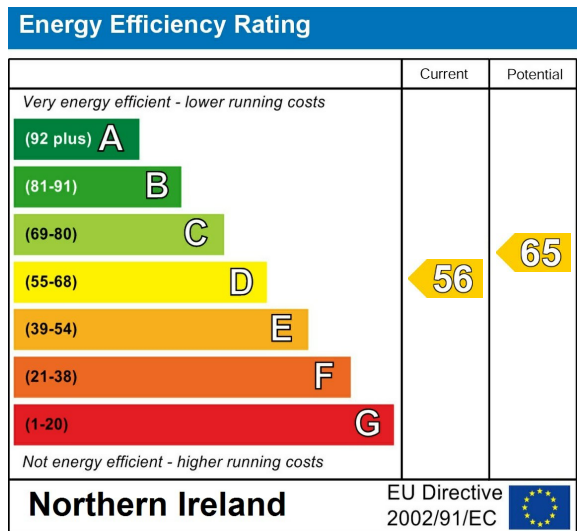
Garden laid in lawn. Garden decking. Lighting. Gate to Golf Course. Lough Views.











Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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