

Independent

PROPERTY ESTATES



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Ground Floor



First Floor



I Sheridan Court, Ballyholme, Bangor

Offers Over £195,000

FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	75 C

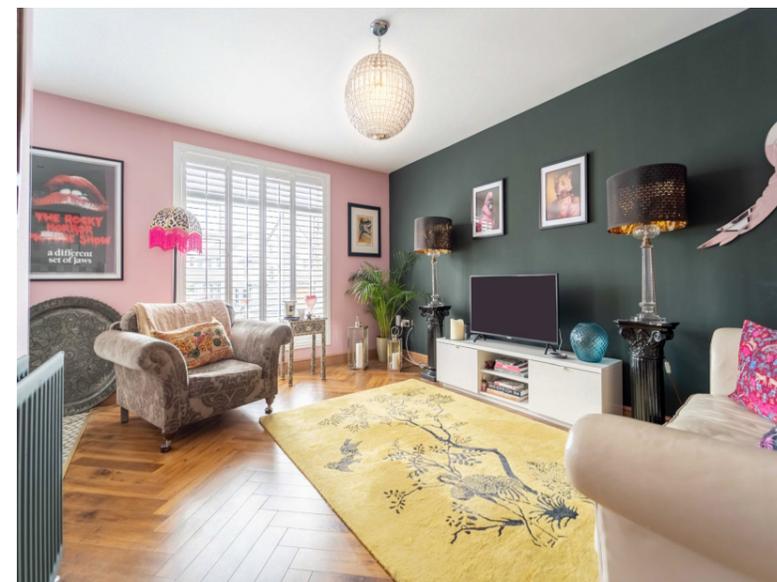
- Duplex Apartment
- Located in the Heart of Ballyholme
- Flexible Living Accommodation
- Four Bedrooms & One Reception Room
- or Three Bedrooms & Two Receptions
- Principal Bedroom with En-suite
- Fitted Kitchen Open Plan to Living Room
- Ground Floor Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Allocated Residents Parking
- Allocated Visitor Parking



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

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Independent Property Estates are delighted to introduce to the Sales Market Number 1 Sheridan Court, Ballyholme, Bangor.

This delightful Duplex Apartment of circa 1500 square feet is located in the Heart of Ballyholme and provides flexible living accommodation over two floors by way of Four Bedrooms and One Reception Rooms or Three Bedrooms and Two Reception Rooms.

The Ground Floor comprises a front aspect Living Room which is open plan to the fitted Kitchen, Two Double Bedrooms and a three-piece Bathroom Suite.

The First Floor comprises two double Bedrooms (one of which can be used as a second Reception Room / Lounge), the Principal Bedroom benefiting from Ensuite Shower Room access and a Walk-in Wardrobe.

Externally, there is one allocated Parking Space for Residents and a Visitor Parking Space.

Ground Floor

Entrance Hall (11' 10" x 6' 03")
Access to two built-in Storage Cupboards.

Living Room (15' 04" x 11' 00")
Front aspect Reception Room complete with Herringbone Laminate Wooden Flooring. Open plan to:

Kitchen (15' 03" x 7' 11")
Fitted Kitchen with a range of high- and low-level units with complimentary roller edge Worktops. Comprising an integrated four Ring Hob with an Oven under and an Extractor over; a Stainless-Steel Sink and Drainer Unit and is Plumbed for a Washing Machine. Complete with recessed Spotlights and part Tiled Walls.

Bedroom Three (15' 03" x 8' 05")
Rear aspect double Bedroom.

Bedroom Four (10' 06" x 9' 06")
Rear aspect double Bedroom.

Bathroom (6' 01" x 5' 08")
Three-piece Suite comprising a Low Flush W.C., a Pedestal Wash Hand Basin with a Tiled Splash back and a Bath with a Mains Shower over. Complete with part Tiled Walls and an Extractor Fan.

First Floor

Landing (21' 01" x 5' 04")
Access to Roof space and also benefits from access via a private Door to the main second floor communal Landing area.

Bedroom One (16' 03" x 13' 11")
Rear aspect double Bedroom with access to:

Ensuite Shower Room (7' 04" x 5' 07")
Three-piece Suite comprising a Low Flush W.C., a Pedestal Wash Hand Basin and a walk-in Mains Corner Shower. Complete with an Extractor Fan.

Dressing Room (8' 01" x 6' 10")

Bedroom Two / Lounge (19' 02" x 15' 03")
Front aspect double Bedroom or can be used as an additional Reception Room. Complete with two Velux Windows providing ample natural light.

Outside

Externally, there is one allocated Parking Space for Residents and a Visitor Parking Space.

