



OFFERS AROUND

£220,000

9 Grove Park

Bangor

BT20 5QG



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PINKERTONS

Sales, Lettings and Property Management

Charming Three Bedroom Semi-Detached Home in Prime Ballyholme Location

Nestled in the popular Grove Park, this stunning three bedroom semi-detached home offers an exceptional blend of modern convenience and classic charm. A bright reception room welcomes you with the warmth of a wood-burning stove, perfect for cosy evenings. The open-plan kitchen and dining area boast picturesque views of a delightful cottage style garden, providing an inviting space for family gatherings and entertaining.

The contemporary bathroom features an oversized shower, ensuring a luxurious start to your day. The garden is a true oasis, with a paved patio that offers privacy and tranquillity, ideal for alfresco dining or relaxing in the sun. There is also a large storage/workshop space to the side of the property.

esteemed Ballyholme Primary School. This property promises an enviable lifestyle in a vibrant, family friendly community.

Discover the perfect blend of comfort, style, and convenience in this charming home.

Located within walking distance of Ballyholme Village and Central Bangor, you're also within the catchment area for the



PROPERTY FEATURES



- Three Bedroom Semi Detached Within Walking Distance Of Ballyholme Village
- Bright Reception Room With Feature Wood-Burning Stove & Bay Windows
- Open-Plan Kitchen With Range Of Integrated Appliances
- Contemporary Bathroom With Oversized Shower
- Perfect Family Home
- Beautiful Traditional Features Throughout
- Garden Features Both A Lawn Area & Paved Patio For Alfresco Dining
- Five Minutes Walk From The Beach
- Close To Local Amenities & Within The Catchment Area For Ballyholme Primary School
- Great Transport Routes To Belfast And Beyond









THIS PROPERTY COMPRISES

Ground Floor

Hallway

13'8" x 6'5"

Tiled floor, glazed front door, corning.

Storage

4'4" x 3'0

Living Room

13'9" x 11'11"

Spacious living room with feature wood burning stove, bay window, corning, wooden floor.

Dining Room

11'11" x 10'11"

Tiled floor, cornice, direct access to kitchen.

Kitchen

15'0" x 8'8"

Modern kitchen with great range of high and low units, integrated appliances which include fridge freezer, oven, and electric hob, and is plumbed for a washing machine and dishwasher. Kitchen also features a stainless steel extractor fan, wood laminate countertops, sink, tiled floor, tiled walls, recessed spotlights and access to rear garden.

First Floor

Landing

10'9" x 6'4"

Bedroom 1

13'9" x 12'10"

Bay windows, wooden floor, front view aspect.

Bedroom 2

12'10" x 10'11"

Wooden floor, rear view aspect.

Bedroom 3

8'5" x 7'10"

Wooden floor, front view aspect.

Bathroom

6'10" x 5'9"

White suite with low flush WC, sliding glass door shower, free standing sink bowl with mixer tap, heated towel rack, integrated storage, extractor fan, tiled wall, tiled floor.

Outer Front

Enclosed front with border planting, lawn area, tarmac driveway

Outer Rear

Enclosed garden with fencing and border planting, paved patio, lawn area, outside lighting, water tap, access to kitchen via stairs,

Directions

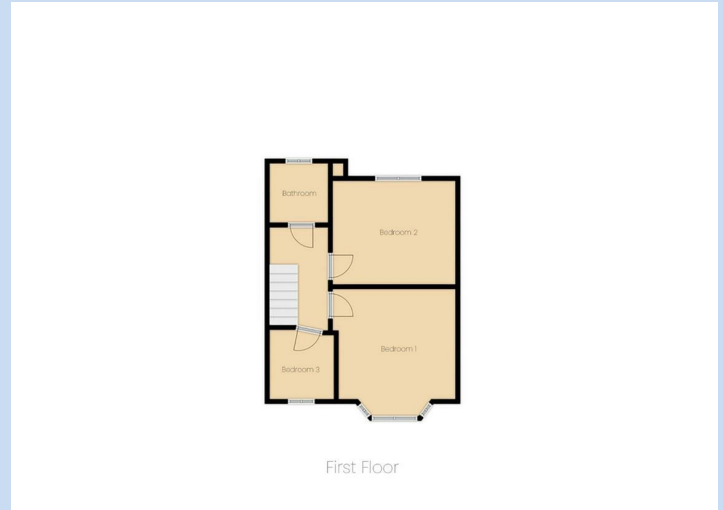
Located off the Donaghadee Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold

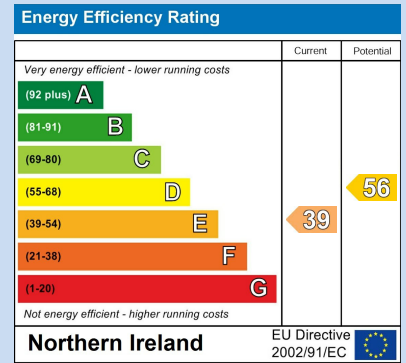
Current Rates - Understood to be approximately £1,279.18

FLOOR PLANS



Energy Efficiency Rating

The rating for this property is:



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



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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