



## 44 Ballymaconnell Road , Bangor, BT20 5PS

Welcome to 44 Ballymaconnell Road, Bangor - a charming semi-detached house that exudes character and warmth. This post-war property boasts a spacious reception room and three cosy bedrooms.

The two bathrooms in this lovely home ensure that there will be no more morning rush-hour traffic jams, allowing everyone to start their day smoothly. Parking is a breeze with space for two vehicles, making trips out or returning home with shopping a stress-free experience.

Located in the picturesque village of Ballyholme, just a short walk from the beach, this property offers the perfect blend of tranquillity and convenience. Whether you fancy a leisurely stroll along the coast or a spot of shopping in the town centre, everything you need is just a stone's throw away.

The property benefits from uPVC double glazing & fascia and Phoenix gas central heating.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the endless possibilities that await you at 44 Ballymaconnell Road.

**Offers Around £220,000**

# 44 Ballymaconnell Road

, Bangor, BT20 5PS



- Extended semi detached home
- Open plan lounge with dining area & feature stove
- uPVC double glazing & fascia - Phoenix gas central heating
- Must be viewed to be appreciated
- Beautifully presented throughout
- Modern kitchen to rear with integrated appliances
- Freshly landscaped garden, driveway and brick paved patio
- 3 bedrooms
- Ground floor bathroom + 1st floor shower room
- Close to Ballyholme Beach & local schools

## Entrance

### Entrance Hall

5'9x4'10 (1.75mx1.47m)

### Lounge

13'9x13'8 (4.19mx4.17m)

### Dining room

10'2x7'5 (3.10mx2.26m)

### Kitchen

11'2x10'2 (3.40mx3.10m)

### Rear hallway.

### Bathroom

6'9x6'3 (2.06mx1.91m)

### Landing

### Bedroom 1

10'9x8'11 (3.28mx2.72m)

### Bedroom 2

10'2x9'4 (3.10mx2.84m)

### Bedroom 3

9'3x6'4 (2.82mx1.93m)

### Shower room

2'10x7'3 (0.86mx2.21m)

### Outside

### Tenure

### Property misdescriptions



### Directions

Travelling from the Groomsport Road roundabout towards Ballyholme village, along Groomsport Road, take the 2nd left into Ballymaconnell Road and number 44 is located on the right.





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	