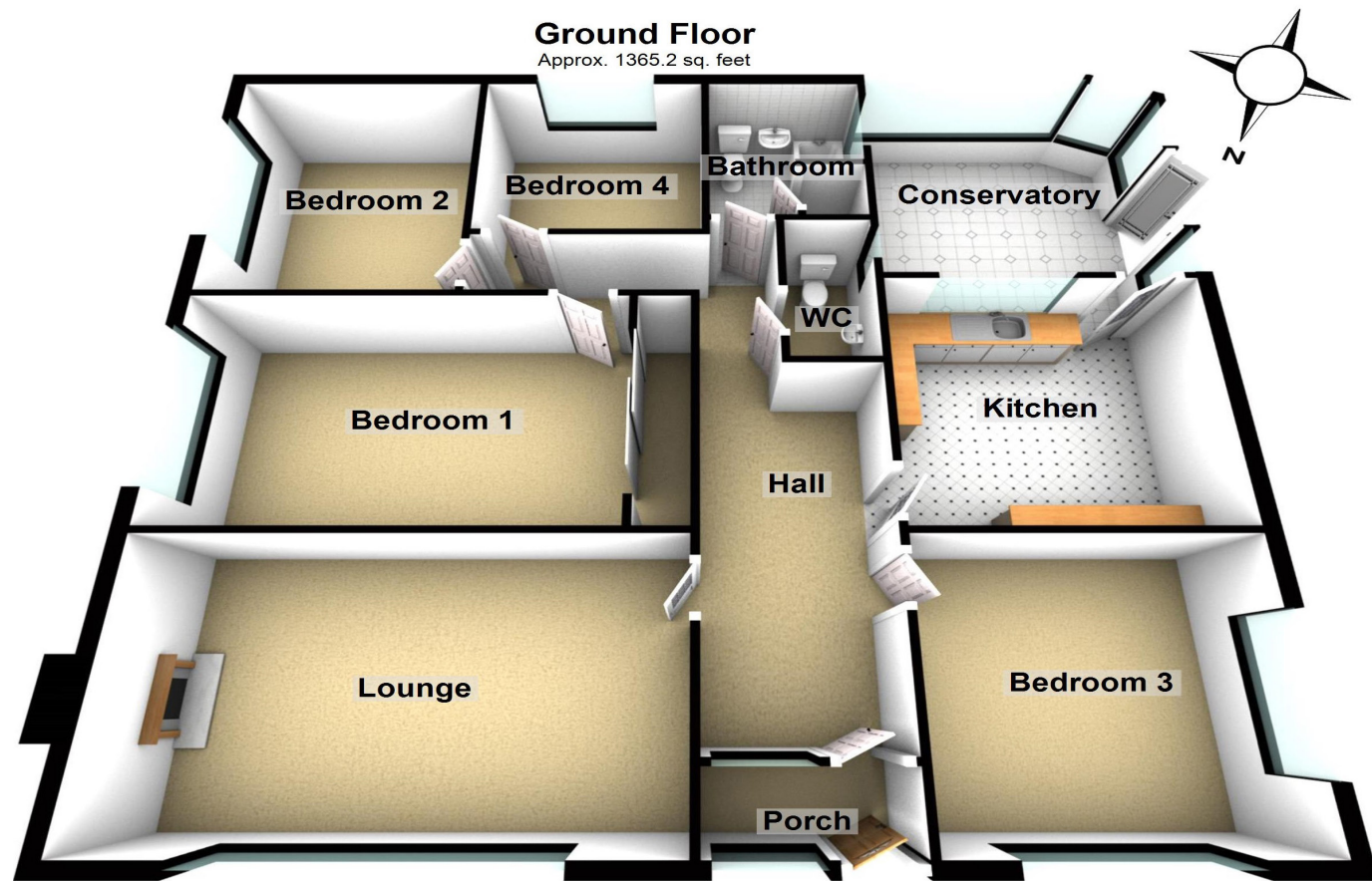


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PROPERTY ESTATES



Independent

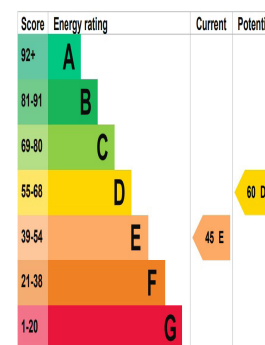
PROPERTY ESTATES



FOR SALE

116 Groomsport Road, Ballyholme, Bangor
Offers Over - £349,950

- Spacious Detached Bungalow
- Total Approx 1,365 sqft
- Central Ballyholme Location
- Four Bedrooms
- Spacious Principal Lounge
- Fitted Kitchen leading to Conservatory
- Three Piece Bathroom Suite
- Separate W.C.
- Oil Fired Central Heating & Double Glazing
- Front & Side Lawn Gardens with Hedging
- Rear Patio Area & Detached Garage
- Convenient to Ballyholme Village & Beach



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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Comprises

Entrance Porch

Double Glazed PVC Door with complimentary double glazed side panel leading into the Entrance Porch complete with tiled flooring. Internal Wooden Door to Entrance Hall.

Entrance Hall

Spacious Entrance Hall.

Lounge (19' 0" x 12' 0")

Spacious front aspect Reception Room with a large window creating a bright atmosphere. Complete with a Granite Surround Fireplace.

Kitchen (11' 11" x 10' 11")

Fitted Kitchen with a range of high and low level units with complimentary Worktops and plumbed for utilities. Doorway leading to the Conservatory.

Conservatory (11' 5" x 10' 11")

Rear aspect Conservatory, accessed from the Kitchen, complete with tiled floor and double doors leading to the Rear Patio Area.

Bedroom One (19' 0" x 10' 11") inc. Wardrobes

Spacious side aspect double Bedroom with access to built-in slide robes.

Bedroom Two (12' 4" x 10' 0")

Rear aspect double Bedroom.

Bedroom Three (12' 0" x 12' 0")

Front aspect double Bedroom.

Bedroom Four (9' 1" x 9' 0")

Rear aspect Bedroom.

Bathroom (8' 7" x 6' 4")

Three-piece suite comprising Wood Panel Bath with overhead Shower, a Pedestal Wash Hand Basin and a W.C.. Complete with tiled walls.

W.C. (7' 4" x 3' 0")

White two-piece suite comprising a Push Button W.C. and a Pedestal Wash Hand Basin. Complete with part tiled walls.



Outside

Front & Side

A lawn garden extends from the front of the Property around the side of the Property with hedging to the boundary further complimented by a brick boundary wall.

Rear

To the Rear of the Property there is a Tarmac Driveway providing off-road parking and access to the Detached Garage. Furthermore, there is an enclosed paved garden, accessed from the Conservatory, providing an ideal place to relax or entertain.

Detached Garage (18' 0" x 10' 2")

Detached Garage built in brick matching the Principal Property, accessed via an up & over door to the front and a pedestrian side access from the Patio Area. Fitted with light & power.