



Located within the heart of Ballyholme, this recently renovated semi-detached has been finished to a notably high specification and is immaculately presented throughout.

With no expense spared and complemented by a meticulous attention to detail, the recent works include re-wiring, re-plumbing, a new heating system plus a reconfiguration of the internal layout including the creation of an impressive open plan kitchen – dining and the addition of a downstairs cloaks WC. The layout is further enhanced by two reception rooms, three well-proportioned bedrooms plus luxury bathroom. Upon entering the property, there is an immediate sense of calm with as the property is tastefully decorated in neutral tones throughout. Externally, a tarmac driveway offers ample parking for a few vehicles. The notably private rear garden is landscaped with large patio and lawn leading to a large timber workshop.

An ideal location for families, professionals, and retirees alike, it is on the doorstep of Ballyholme village with all of its' local amenities including shops, churches, schools and of course Ballyholme Beach with delightful scenery and coastal walks. The location also offers ease of access to the town centre with its' range of amenities including leading primary and secondary schools, shops, cafes, restaurants, Aurora Leisure Centre and Bangor Health Centre. Ballyholme Beach, Ballyholme Yacht Club, Royal Ulster Yacht Club and Bangor Marina are close to hand for the nautical enthusiast and beautiful woodland walks within Ward Park & Castle are also nearby. We are confident this stunning modern home will appeal to the most discerning purchaser.

Offers Around
£295,000

61 Groomsport Road,
Ballyholme,
Bangor,
BT20 5ND

Viewing by
appointment
through agent
028 9042 4747

- Recently renovated semi detached home located within the heart of Ballyholme
- Notably high specification and immaculately presented
- Tastefully decorated in neutral tones throughout
- Cloaks WC
- Living Room with bay window & multi fuel stove
- Family Room leading to:
- Kitchen open plan to Dining
- (Bespoke shaker style kitchen including range of built in appliances with feature vaulted ceiling, overlooking & with direct access to garden)
- Three Bedrooms
- Luxury bathroom
- Gas fired central heating
- uPVC frame double glazed windows
- Tarmac driveway offering ample parking
- Enclosed notably private landscaped rear garden
- Large timber workshop with light & power
- Nearby Bangor town centre with its' range of amenities including leading schools, shops, cafes, restaurants, Aurora Leisure Centre & Bangor Health Centre plus bus & rail station
- Ballyholme Beach, Ballyholme Yacht Club, Royal Ulster Yacht Club and Bangor Marina are all close to hand for the nautical enthusiast
- We are confident this stunning modern home will appeal to the most discerning purchaser



The Property Comprises:

Ground Floor

Composite front door.

HALLWAY: Decorative tiled floor, low voltage spotlights.

CLOAKS WC: Low flush wc, wash hand basin with mixer tap and low level cupboard, tiled floor, skirting and part tiled walls, low voltage spotlights, window.

LIVING ROOM: 14' 5" x 11' 6" (4.4m x 3.5m) Feature multi-fuel stove with granite hearth and timber mantle.



FAMILY ROOM: 11' 6" x 11' 6" (3.5m x 3.5m) Ceramic tiled floor. Open plan to:



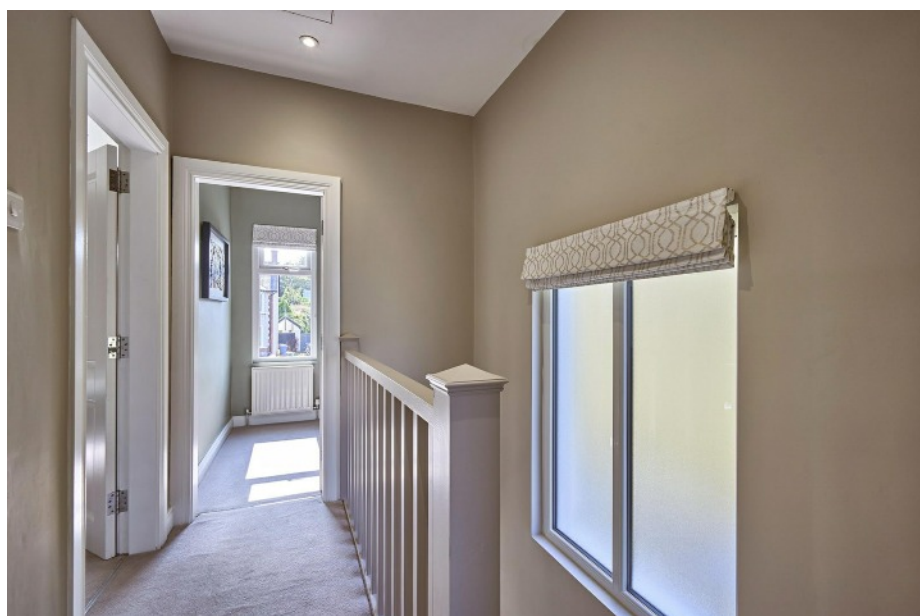
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KITCHEN/DINING: 16' 5" x 11' 6" (5m x 3.5m) Shaker style kitchen with excellent range of high and low level units with open display shelving, Franke composite sink with drainer and mixer tap, built-in appliances to include Bosch four ring ceramic hob, stainless steel extractor fan, Bosch eye level oven and grill, built-in fridge/freezer, dishwasher, plumbed for washing machine. Part tiled walls, ceramic tiled floor, feature vaulted ceiling with x 2 Velux windows, uPVC double glazed double doors to exterior.



First Floor

LANDING: Access to partially floored roofspace for storage.



BEDROOM (1): 11' 6" x 11' 6" (3.5m x 3.5m)



BEDROOM (2): 11' 6" x 10' 2" (3.5m x 3.1m) Double built-in rob with handcrafted louvered doors.



BEDROOM (3): 6' 7" x 6' 7" (2m x 2m)



BATHROOM: Contemporary white suite comprising tiled panelled bath with mixer tap and mains shower over, wash hand basin with mixer tap, tiled splashback and low level drawer, low flush wc, ceramic tiled floor, low voltage spotlights, extractor fan, window.



Outside

Tarmac driveway offering ample parking. Fully enclosed, notably private landscaped rear garden. Paved patio leading to lawn. Outsie tap and light. Large timber workshop with light and power.



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Location:

Travelling out of Bangor along the Donaghadee Road, veer left onto Groomsport Road towards Ballyholme village. Number 61 is positioned on the left hand side.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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