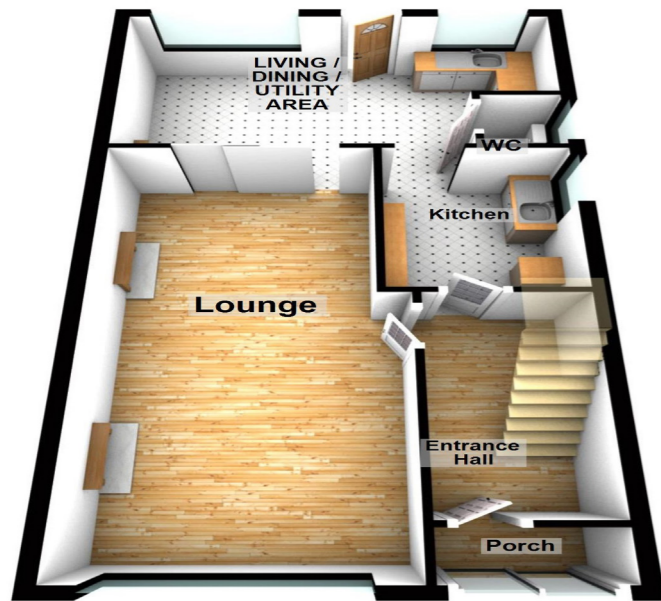


# Independent

PROPERTY ESTATES



Ground Floor



First Floor



# Independent

PROPERTY ESTATES



**FOR SALE**

**59 Windmill Road, Bangor**

**Offers Over £249,950**

- Semi-Detached Family Home
- Total Internal Area Approx 1150sqft
- Sought-After Ballyholme Location
- Three First Floor Bedrooms
- Front Aspect Lounge
- Spacious O/P Living / Dining / Utility Area
- Fitted Kitchen, Ground Floor W.C.
- First Floor Three-piece Bathroom Suite
- Gas Heating & uPVC Double Glazing
- Detached Garage, Off-Road Parking
- Enclosed Rear Garden in loose Stone
- Close to Ballyholme Village & Beach

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		
		71 C	72 C



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 pleased to introduce to the Sales Market Number 59 Windmill Road, Ballyholme, Bangor.

This Semi-Detached Family Home is located in a much sought-after area within close proximity of the Ballyholme Village and in turn Ballyholme Beach. Public transport links and Ballyholme Primary School are also close by.

Internally, with a total internal area of approx 1150sqft, the Ground Floor comprises a spacious front aspect Lounge, an open plan Living / Dining / Utility area, a fitted Kitchen and a W.C.

The First Floor of the Property comprises of three well-proportioned Bedrooms and a three-piece Bathroom Suite.

### Ground Floor

**Entrance Porch (6' 00" x 2' 07")**  
Access via a Glazed sliding Door, complete with Tiled Flooring.

**Entrance Hall (12' 00" x 6' 01")**  
Accessed via a uPVC and double-Glazed Door.

**Lounge (24' 05" x 11' 06")**  
Spacious front aspect Reception Room with a feature Electric Fire with a Tiled Hearth and Surround and a Wooden Mantle. A uPVC and double-Glazed sliding Door provides access to:

**Living / Dining / Utility Area (17' 11" x 12' 02")**  
Comprising Tiled Flooring, a feature Woodburning Stove set on an exposed Brick and Tiled Hearth, complete with a range of high- and low-level units with complimentary roller edge Worktops, a Stainless-Steel Sink and Drainer Unit, recessed spotlights and access to the rear via a uPVC and double-Glazed Door. Open plan to:

**Kitchen (9' 11" x 7' 03")**  
Fitted Kitchen with a range of high- and low-level units with complimentary Laminate roller edge Worktops, a Stainless-Steel Sink and Drainer Unit, space for a Washing Machine or Dishwasher, space for a Hob and Oven with an extractor Hood over and space for a Fridge / Freezer. Complete with Tiled Flooring, a feature Wood Panel Ceiling and recessed Spotlights.

**W.C. (4' 00" x 3' 09")**  
Two-piece white Suite comprising a Low Flush W.C., a Wash Hand Basin, recessed Spotlights, an Extractor Fan, Tiled Flooring and Tiled Skirting.

### First Floor

**Landing (7' 03" x 7' 03")**  
Bright and spacious with access to the Roof space.

**Bedroom One (13' 01" x 10' 6")**  
Front aspect double Bedroom.

**Bedroom Two (10' 11" x 10' 06")**  
Rear aspect double Bedroom.

**Bedroom Three (8' 08" x 7' 03")**  
Front aspect Bedroom.

**Bathroom (8' 06" x 7' 03")**  
Three-piece white Suite comprising a Bath with an Electric Shower over, a W.C. and a Pedestal Wash Hand Basin. Complete with part Tiled Walls, Tiled Flooring, a feature Wood Panel Ceiling, recessed Spotlights and access to Hot-press for additional storage.

### Outside

To the front of the Property there is a pedestrian access.

To the rear of the Property there is a private Fence and Wall enclosed Garden in Artificial Grass and a raised Decking Area ideal for Entertaining or relaxing. Furthermore, there is access to the Driveway from the rear providing off-road parking.

**Garage (19' 05" x 14' 02")**  
Dual access via an Electric Roller Shutter Door to the front and a rear Pedestrian Door. Complete with Light and Power.

