



Dating back to 1904, this is one of the Edwardian terraced properties for which Bangor is renowned. These elegant homes line Ballyholme bay with wonderful views of the sea and all the aquatic pursuits that are carried on all year round.

This is a fine example of these elegant three storey houses, which are very much in demand, with spacious adaptable accommodation retaining the architectural features of the era. The property also enjoys the privacy of an enclosed rear garden and patio area which enjoys the sunshine throughout the day.

Living on the Esplanade is a way of life and living experience second to none, the sound and smell of the sea, the brisk promenade walks and of course those wonderful ever-changing nautical views. With so much on offer we anticipate strong demand, therefore viewing is a must to avoid disappointment.

Offers Over
£495,000

5 Ballyholme Esplanade,
Ballyholme,
Bangor,
BT20 5LY

Viewing by
appointment
through agent
028 9042 4747

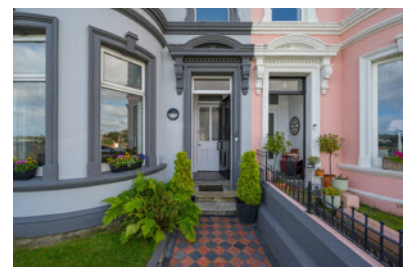


- Superb 3 Storey Edwardian Terrace
- Panoramic Views over Ballyholme Bay from the Principal Rooms
- Sitting Room with Slate Fireplace and Open Fire
- Snug with Cast Iron Stove
- Modern Kitchen with Casual Living & Dining Area
- Utility Room and Cloaks with Low Flush Suite
- First Floor Drawing Room with Breathtaking Views
- Two First Floor Bedrooms to include Principal Bedroom with Ensuite Shower Room
- Two Further Bedrooms and Bathroom on Second Floor
- Upvc Double Glazed Windows / Oil Fired Central Heating
- Front Garden and Fully Enclosed Rear Garden in Lawns, Patio Area & Further Enclosed Courtyard - ideal for Dining Al Fresco!
- Popular & Convenient Ballyholme Location

The Property Comprises:

Ground Floor

Original tiled pathway leading to:



Hardwood front door.

ENCLOSED ENTRANCE PORCH: Original tiled flooring, hardwood and glazed front door.

ENTRANCE HALL: Laminate wooden floor, ceiling rose.



SITTING ROOM: 18' 0" x 14' 0" (5.49m x 4.27m) (into bay window). Currently used as study. Slate fireplace, dog grate, tiled open fire. Original shutters.



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SNUG/DINING ROOM: 12' 11" x 12' 0" (3.94m x 3.66m) Hole in the wall fireplace, cast iron stove, original tiled hearth, cornice ceiling, picture rail, ceiling rose.



KITCHEN/DINING: 30' 0" x 11' 0" (9.14m x 3.35m) Modern fully fitted kitchen with excellent range of high and low level units, laminate work surfaces, one and a half bowl stainless steel sink unit with mixer taps. Creda double oven, extractor fan and canopy. Oil fired Aga (heats two tanks of hot water per day). Stainless steel splashback, laminate wooden floor. Sliding doors to enclosed courtyard with terracotta tiles.



CASUAL DINING AREA: Low voltage spotlights. Double doors to patio/garden.



UTILITY ROOM: Range of units, stainless steel sink unit with mixer taps, plumbed for washing machine and space for tumble dryer. Oil fired boiler, ceramic tiled floor. Low flush wc.

First Floor

PRINCIPAL BEDROOM: 15' 0" x 11' 0" (4.57m x 3.35m) Feature porthole window, low voltage spotlights.



ENSUITE BATHROOM: Panelled bath with mixer tap, stainless steel Mira electric shower, heated towel rail, low flush wc, pedestal wash hand basin, low voltage spotlights.

CLOAKROOM: Low flush wc, wash hand basin, part wood panelled walls. Velux window.



BEDROOM (2): 12' 0" x 11' 0" (3.66m x 3.35m)



DRAWING ROOM: 19' 0" x 18' 0" (5.79m x 5.49m) (at widest points). Panoramic views over Ballyholme, slate fireplace with cast iron and tiled inset, open fire, tiled hearth, wood panelling, bay window, cornice ceiling, ceiling rose, picture rail.



Second Floor

BEDROOM (3): 12' 10" x 8' 0" (3.91m x 2.44m) Low voltage spotlights, cornice ceiling. Access to roofspace.

BEDROOM (4): 12' 10" x 11' 0" (3.91m x 3.35m) Low voltage spotlights, cornice ceiling.



BATHROOM: White bathroom suite comprising panelled bath with mixer taps, low flush wc, bidet, pedestal wash hand basin, separate fully tiled shower cubicle with Triton electric shower, part wood panelled walls. Low voltage spotlights, wood strip flooring, cornice ceiling.

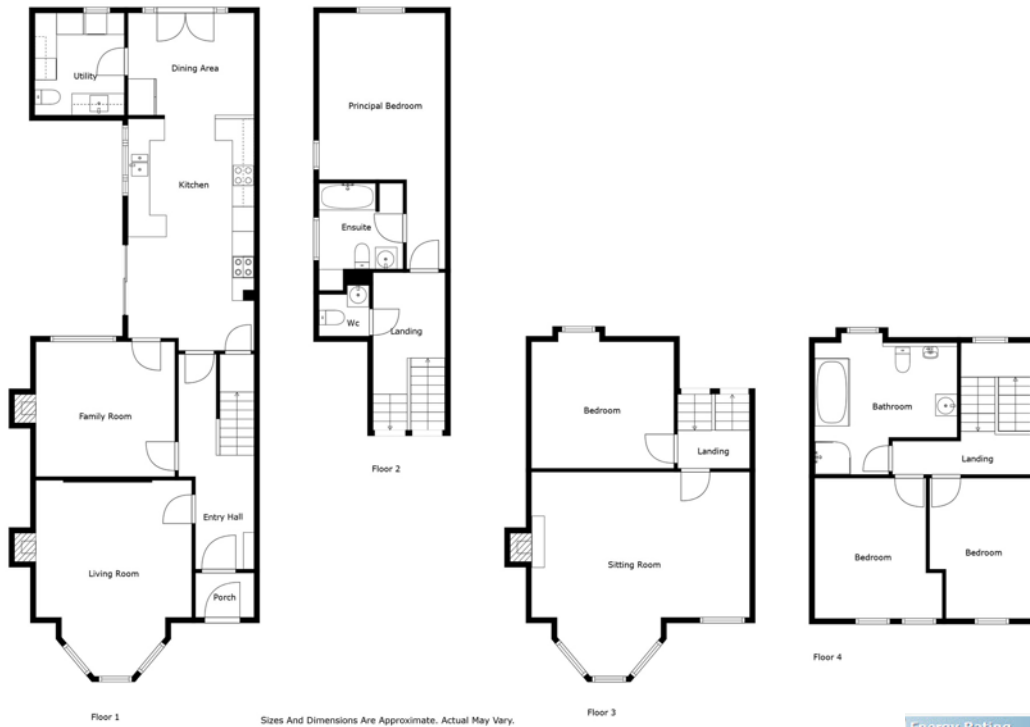


Outside

Front garden laid in lawn with pedestrian gateway from Ballyholme Esplanade with original tiles.

REAR GARDEN: Paved patio area leading to garden laid in lawn, flowerbeds with variety of plants and shrubs, oil tank. Garden shed, rear access for bin access.

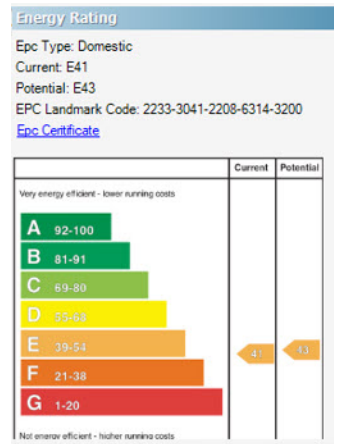




Location:

Leaving Bangor Town Centre veer left onto Ballyholme Road and continue onto Ballyholme Esplanade, No 5 is on the right 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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