



OFFERS AROUND

£180,000

28 Broomhill Park
Bangor
BT20 5QZ



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PINKERTONS

Sales, Lettings and Property Management

Spacious 3-Bedroom Semi-Detached Home in Ballyholme, Within Ballyholme Primary School Catchment

Located in the sought-after Ballyholme area, this spacious three bedroom semi-detached home is perfect for families.

Situated within the catchment of the prestigious Ballyholme Primary School, the property offers a garage with a partitioned storage area and a

practical laundry/boiler room to the rear. A small extension adds a bright dining area off the additional reception room, ideal for family gatherings.

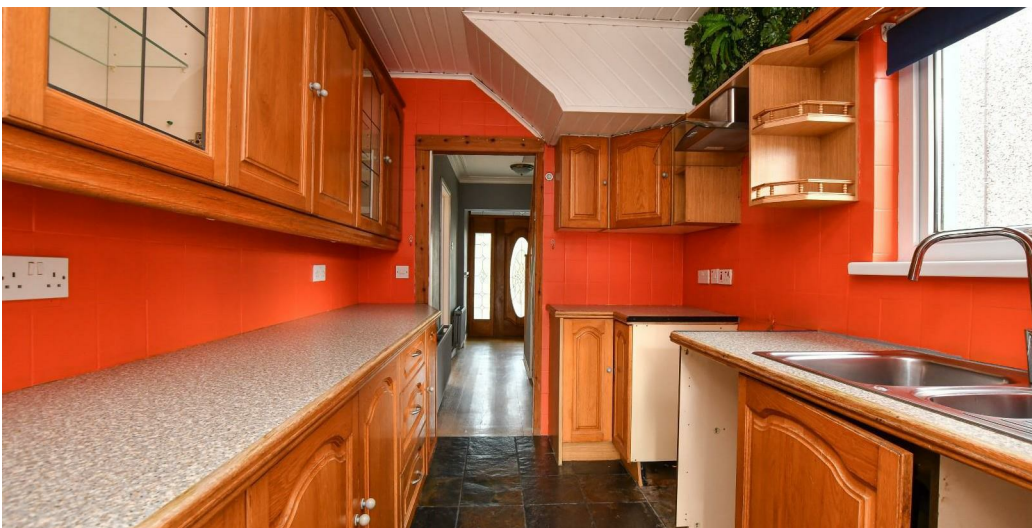
The fully boarded and plastered loft, complete with a toilet, has been used as a games room but could

also serve as a home office or additional storage.

With gas heating, double glazing, and an enclosed garage, this property provides both comfort and practicality for those looking to settle in Ballyholme.



PROPERTY FEATURES



- Spacious Semi-Detached Property In Desirable Ballyholme Location
- Bright Lounge Open To Dining Room With Solid Oak Flooring
- Galley Style Kitchen
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Fully Boarded And Plastered Loft With Toilet
- Enclosed Garage With Partitioned Storage And Laundry/Boiler Room
- Gas Fired Central Heating And Double Glazing
- Located In Catchment Area For Ballyholme Primary School









THIS PROPERTY COMPRISES

Porch

3'8" x 6'

Hallway

14'7" x 6'1"

Living Room

11'3" x 13'11"

Dining Room

10'1" x 10'1"

Kitchen

7'2" x 9'10"

Sunroom

12'4" x 16'2"

Downstairs WC

5' x 2'9"

Utility

9' x 9'4"

Downstairs Storage

8'3" x 13'3"

Landing

11'10" x 7'3"

Bedroom 1

13'1" x 10'6"

Bedroom 2

10'11" x 10'6"

Bedroom 3

7'2" x 6'5"

Bathroom

7'1" x 5'4"

Upstairs Toilet

4'2" x 2'7"

Floored Storage

16'2" x 11'4"

Directions

When travelling on Donaghadee Road towards Donaghadee Road roundabout, turn left onto Windmill Road and Broomhill Park is first street on your right.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

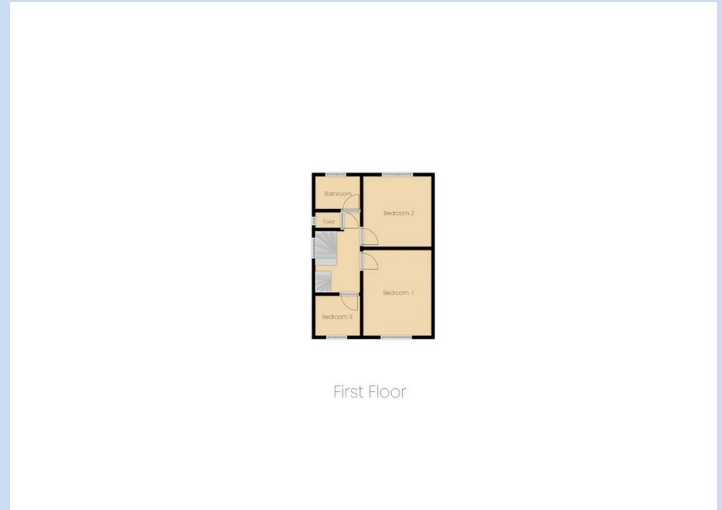
Tenure - Understood to be leasehold. £5 per annum.
Rates - Current rates understood to be £1050.76 per annum.

FLOOR PLANS



Ground Floor

GROUND FLOOR



First Floor

FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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WILL YOU NEED A MORTGAGE?

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LETTINGS & PROPERTY MANAGEMENT

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