

# Independent

PROPERTY ESTATES

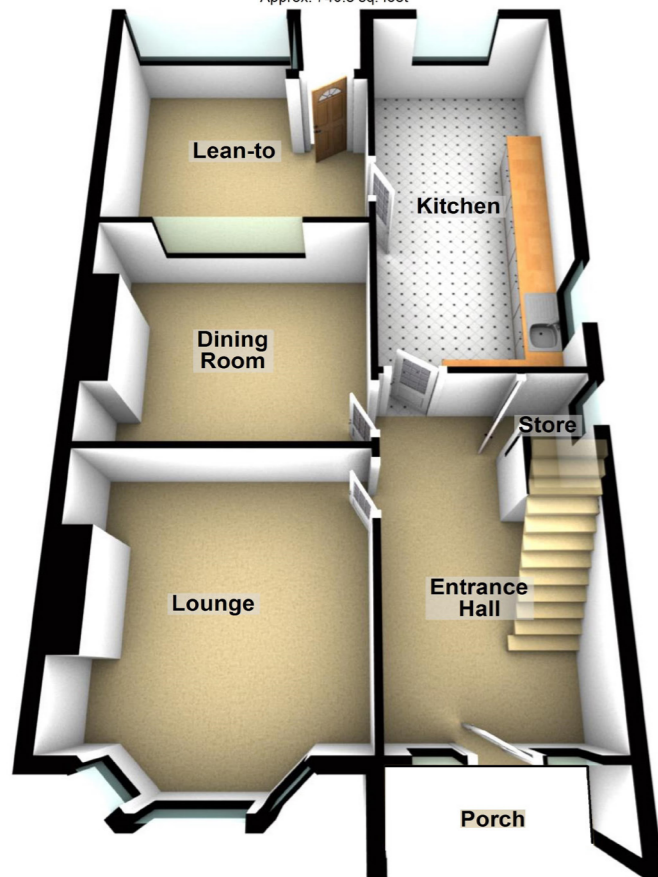


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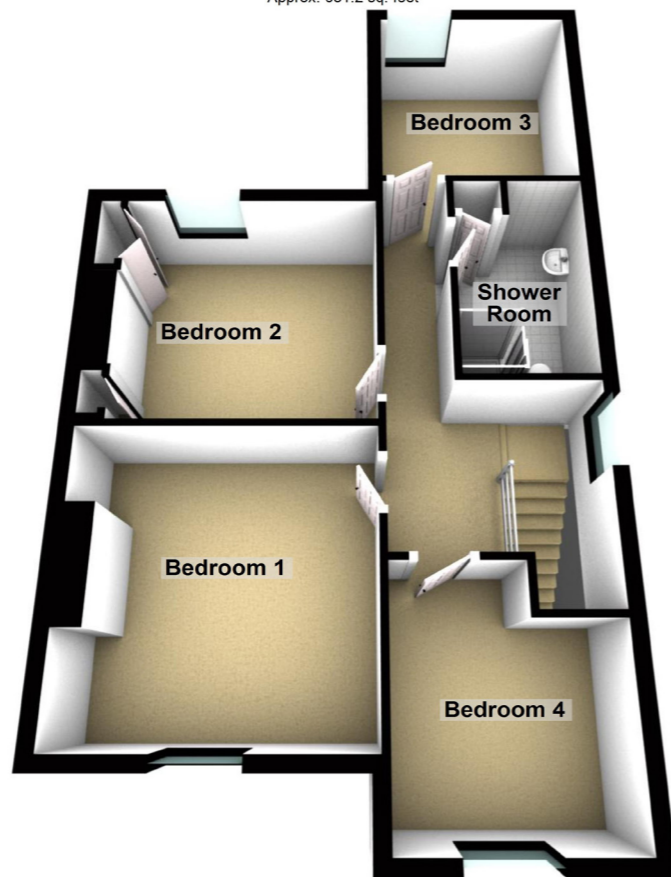
PROPERTY ESTATES



**Ground Floor**  
Approx. 740.8 sq. feet



**First Floor**  
Approx. 631.2 sq. feet



Total area: approx. 1372.1 sq. feet



**FOR SALE**

**15 Windmill Road, Bangor**

**Offers Over - £249,950**

- Spacious Semi-Detached Property
- Central Ballyholme Location
- Close to Ballyholme Village Shops
- Ballyholme Beach & Primary Nearby
- Total Internal Area Approx 1,372 sqft
- Four Bedrooms
- Two Receptions & Lean-to
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Spacious Corner Site

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		



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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Located in the heart of Ballyholme, this spacious Semi-Detached Family Home is within close proximity to the Ballyholme Village Shops with Ballyholme Beach and Ballyholme Primary School are also nearby.

Built c.1930s, this traditional home retains a host of its original features and offers well laid out accommodation over two floors to suit a number of individual needs.

Internally, with a total area of approximately 1,372 sqft, accommodation on the Ground Floor comprises of two separate Reception Rooms, a modern fitted Kitchen and a spacious Lean-to accessed from the Kitchen providing additional reception space. The First Floor comprises of four well-proportioned Bedrooms and a modern Shower Room.

Externally, sitting on a generous sized corner site, this home enjoys a lawn garden extending from the rear & along the side to the front. To the front of the property there is a driveway providing off-road parking & a further Lawn Garden.

**Ground Floor**

**Entrance Hall**

Solid Wooden Entrance Door and side panels with complimentary frosted glazing leading into the spacious Entrance Hall. Access to understairs storage cupboard.

**Lounge (12' 1" x 12' 0") Excluding Bay Window**  
Front aspect Reception Room leading into a Bay Window.

**Dining Room (12' 1" x 10' 10")**  
Rear aspect Reception Room.

**Kitchen (20' 0" x 8' 8")**  
Modern fitted 'Shaker' style Kitchen with excellent range of high and low level units, an integrated Stainless Steel Sink Unit, integrated dual Oven and plumbed for a Washing Machine.

**First Floor**

**Bedroom One (12' 0" x 12' 10")**  
Front aspect double Bedroom.

**Bedroom Two (12' 1" x 10' 10")**  
Rear aspect double Bedroom with built-in storage.

**Bedroom Three (9' 6" x 8' 8")**  
Rear aspect Bedroom.

**Bedroom Four (10' 5" x 8' 9") at widest point**  
Front aspect Bedroom.

**Shower Room (8' 0" x 5' 6")**  
Modern fitted Shower Room with a white three-piece suite comprising a Pedestal Wash Hand Basin, a Push Button W.C. and a walk-in Shower Cubicle with Mains Shower. Complete with tiled floor and PVC Panel walls.

**Outside**

**Front**  
Driveway providing off-road parking and a hedge lined garden in lawn.

**Side & Rear**  
Sitting on a generous sized corner site, this property enjoys a spacious Garden laid in lawn extending from the rear of the Property and along the side to the front.

**Basement Storage Room (12' 3" x 8' 9")**  
Store room accessed from the Rear Garden.

