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Ballykillaire Terrace is a select development of apartments situated off the ever popular and convenient Old Belfast Road and we are pleased to present this superb ground floor apartment to the open market.

Only upon entering this home will one fully appreciate the standard of finish and the spacious design that this apartment has to offer. Of particular note would be the spacious living/dining room with sliding door to separate kitchen, two well proportioned bedrooms and ensuite to the principal bedroom. Externally the communal grounds are laid in lawns, allocated resident parking and ample visitor parking. The convenience of the property speaks for itself as the main arterial routes to Belfast by road are just a stones throw away, as is Carnalea Railway Halt and local amenities. With so much on offer we anticipate strong demand, therefore early viewing is recommended.

**Offers Over  
£135,000**

Apt 21 Ballykillaire  
Terrace,  
BANGOR,  
BT19 1GS

Viewing by  
appointment with  
& through agent  
028 9042 4747

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## Property Features

Superb Ground Floor Apartment

Extremely Well Presented Throughout

Spacious Lounge / Dining Room

Cream Kitchen with Full Range of Integrated Appliances

Two Well Proportioned Bedrooms, Principal Room with  
Ensuite Shower Room

Modern White Bathroom Suite

Double Glazed Windows / Gas Heating

Allocated Resident Parking Space/ Ample Visitor Parking

Communal Gardens

No Onward Chain / Management Company £50 per month

Convenient & Sought After Location

## Location:

Travelling on the Old Belfast Road towards Bangor from Walmer Grove, Ballykillaire Terrace is on the left hand side just after the playing fields.

## Property Comprises

### Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Cloaks area/shelving, feature glass block wall.  
Door to . . .

LIVING/DINING ROOM: 25' 0" x 17' 0" (7.62m x 5.18m) (at widest points). Laminate wood flooring, hole in the wall fireplace with gas fire. Sliding door to . . .

KITCHEN: 12' 0" x 7' 0" (3.66m x 2.13m) Cream kitchen with excellent range of high and low level units, laminate work surfaces, four ring gas hob, oven, extractor fan and canopy, 1.5 bowl stainless steel sink unit with mixer tap, display shelving, Bosch integrated microwave, ODA dishwasher, integrated fridge freezer, built-in wine rack, part tiled walls, vinyl flooring, Worcester gas fired boiler.

REAR HALLWAY: Laminate wood floor.

LINEN CUPBOARD:

BATHROOM: White suite comprising shower bath with mixer tap and telephone hand shower, shower screen, low flush wc, pedestal wash hand basin, heated towel rail, ceramic tiled floor, fully tiled walls, extractor fan.

BEDROOM (1): 13' 11" x 11' 10" (4.24m x 3.61m) Wardrobe.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit and rain shower head, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, extractor fan.

BEDROOM (2): 12' 0" x 9' 0" (3.66m x 2.74m) Wardrobe.

### Outside

Allocated resident parking and visitor parking. Communal gardens.

