



Located in the heart of Ballyholme, this beautifully presented three-bedroom detached home offers contemporary style, comfort, and practicality in an unbeatable location. With a bright, extended living space and a private suntrap garden, this home is perfect for families or those looking to enjoy modern living in a well-connected area.

Step inside to discover a warm and inviting living room with a wood-burning stove, ideal for cosy evenings. The heart of the home is the bright, open-plan kitchen, dining, and living area, designed for modern living and entertaining. French doors lead to the beautifully maintained garden, offering a private and peaceful outdoor retreat.

This fantastic home is perfectly located close to local shops, cafés, and the scenic Ballyholme beach, with excellent transport links and schools nearby.

Don't miss out—schedule your private viewing today!

Offers Over
£249,950

6 Wellington Gardens,
BANGOR,
BT20 4PL

Viewing by
appointment
through agent
028 9042 4747



- Stylish detached property in a prime Ballyholme location
- Cosy lounge featuring a charming wood-burning stove
- Spacious, extended kitchen/living/dining area with sleek finishes and patio doors to the garden
- Separate study, ideal for home working, plus a convenient downstairs W/C
- Three well-presented bedrooms, including a stunning loft conversion
- Generous family bathroom with both a bath and separate shower cubicle
- Detached garage and off-street parking for added convenience
- Fully enclosed private rear garden – a perfect suntrap for outdoor dining
- Gas-fired central heating and uPVC double glazing for energy efficiency
- Walking distance to Ballyholme Village, local amenities, and Ballyholme Primary School

The Property Comprises:

Ground Floor

ENTRANCE PORCH: uPVC composite front door to . . .

ENTRANCE HALL: Oak effect laminate flooring.



LIVING ROOM: 14' 9" x 11' 2" (4.5m x 3.4m) (at widest points). Oak effect laminate flooring, fireplace with wood burning stove, built-in television unit.



KITCHEN/LIVING/DINING AREA: 17' 9" x 16' 9" (5.4m x 5.1m) Excellent range of high and low level units, large larder cupboard, integrated electric oven, Hotpoint electric hob, 1.5 bowl stainless steel sink unit with chrome mixer tap, integrated dishwasher, island with built-in casual dining seating area, ceramic tiled floor, access to rear garden via patio doors.



DOWNSTAIRS W.C.: Low flush wc, wash hand basin with mixer tap.

First Floor

LANDING:

BEDROOM (1): 14' 1" x 10' 2" (4.3m x 3.1m) (at widest points). Outlook to front, large built-in storage unit.



BEDROOM (2): 10' 10" x 9' 10" (3.3m x 3m) Large built-in storage units, outlook to rear.



BATHROOM: Ceramic tiled flooring, partially tiled walls, bath, low flush wc, wash hand basin with chrome mixer tap and storage underneath, separate shower cubicle, heated towel rail, storage cupboards, low voltage spotlights.



OFFICE/BOX ROOM: 10' 10" x 7' 3" (3.3m x 2.2m) (at widest points). Currently being used as an office, outlook to front, stair access to loft conversion.



BEDROOM (3) (LOFT CONVERSION): 16' 9" x 11' 2" (5.1m x 3.4m) Storage under eaves, two large Velux windows.



Outside

Driveway with parking for 2-3 cars, front garden in lawn. West facing rear garden in lawn with patio area. Garden room, ideal for a home office.

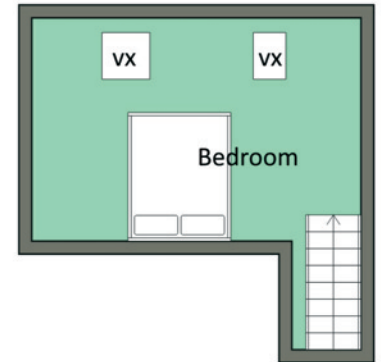
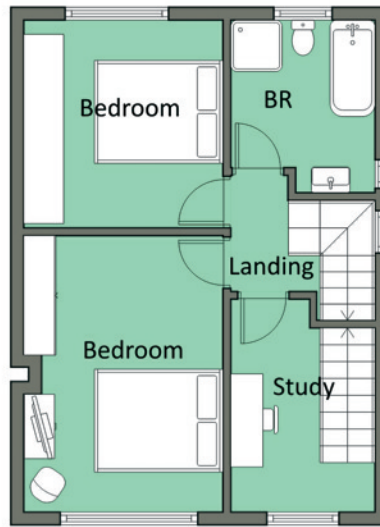
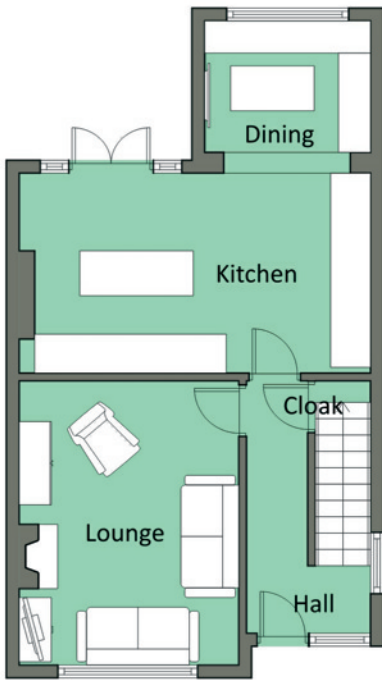
GARAGE: 19' 8" x 11' 2" (6m x 3.4m) (approximately).



Location:

Travelling out of Bangor on the Donaghadee Road. Turn right into Dorothy Avenue, then left into Wellington Park. Wellington Gardens is the first right and number 6 is on the right side.

Telephone 028 9042 4747
www.templetonrobinson.com



Energy Rating

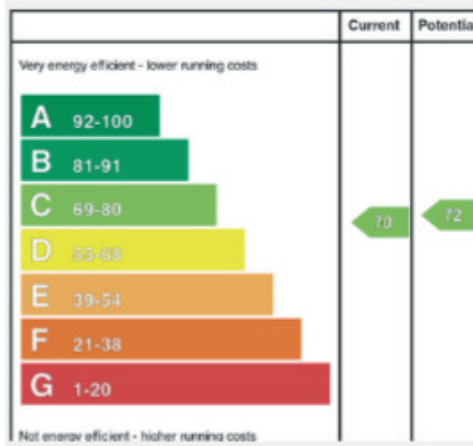
Epc Type: Domestic

Current: C70

Potential: C72

EPC Landmark Code: 2000-6629-1150-1500-0821

[Epc Certificate](#)



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