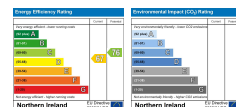


9 Sandhurst Drive

Bangor, BT20 5NX

Offers in the region of

£250,000



9 Sandhurst Drive

, Bangor, BT20 5NX

Offers in the region of £250,000



Simply stunning, this is a rare opportunity to purchase a beautifully presented two-bedroom semi-detached home in the heart of the ever-popular Ballyholme area. Ideally located just a short stroll from the beach and within easy reach of local schools, churches, cafés, and restaurants, this property has much to offer.

Cleverly designed to maximise every inch of available space, the home provides low-maintenance, comfortable living and has been finished to an exceptionally high standard throughout.

The accommodation comprises a bright and welcoming living room featuring a stylish media wall, a superb contemporary kitchen with integrated appliances, and a dining area with patio doors opening onto a private, enclosed rear garden, complete with a Scandinavian fire pit, the outdoor space is ideal for entertaining and relaxing all year-round.

Upstairs, there are two generously sized bedrooms and a modern bathroom. Further benefits include gas-fired central heating, double glazing throughout, and off-street parking to the front.

This attractive home will appeal to young professionals, first-time buyers, and those looking to downsize alike. Early viewing is highly recommended—contact our office today to arrange your appointment.

Entrance Hall

uPVC front door, laminate wooden flooring.

Lounge 14'3" x 10'2" (4.35 x 3.11)

Multi fuel stove with timber mantel and slated tiled hearth, media wall with storage and shelving, part paneled walls, laminate wooden flooring.

Kitchen / Dining / sunroom 22'0" x 12'8" (6.71 x 3.87)

Modern luxury fitted kitchen with granite work tops, integrated dish washer and washing machine, four ring ceramic hob with extractor fan, electric oven, stainless steel sink with mixer tap, space for fridge freezer, under stairs storage. French door leading to garden.

Bedroom One 11'1" x 10'2" (3.40 x 3.11)

Built in storage, part paneled walls, recessed lighting.

Bedroom Two 9'1" x 7'5" (2.77 x 2.27)

Part paneled walls, recessed lighting.

Shower room 5'11" x 5'10" (1.82 x 1.80)

Vanity wash hand basin with mixer tap shower cubicle, low flush WC, fully tiled walls, tiled floor, extractor fan, heated towel rail.

External

Raised decked seating area, landscaped garden leading to covered seating area and Scandinavian fire pit. Parking for 2 cars to the front of the property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as

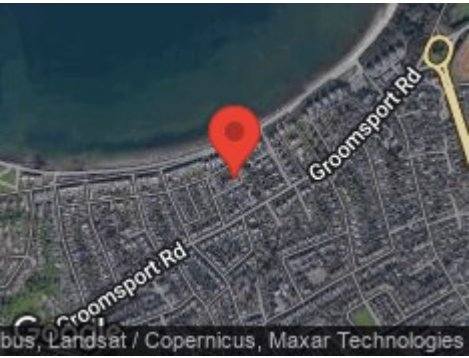
statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



Road Map



Hybrid Map



Terrain Map



Floor Plan



VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.