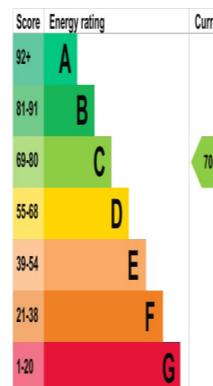


These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems.



**80a Groomsport Road, Ballyholme**  
**Offers Over - £119,950**



- Modern First Floor Apartment
- Gas Fired Central Heating
- Total Internal Area Approx 524 sqft
- uPVC Double Glazing
- Ballyholme Village Centre Location
- Security Alarm System
- Two Bedrooms
- Spacious Lounge
- Spacious Fitted Kitchen / Dining Area
- (Potential to Convert STPP)
- Close to Ballyholme Beach

Independent Property Estates are delighted to offer to the Sales Market 80a Groomsport Road, Ballyholme, Bangor.

Located right in the heart of the Ballyholme Village Centre with elevated views over the hustling village, this recently fitted modern First Floor Apartment is simply ready to move in to and enjoy.

Accessed via a private on the Ground Floor, a stairway leads to the First Floor accommodation comprising a spacious Lounge leading into a Bay Window overlooking the Village Centre, two well-proportioned Bedrooms, a modern fitted Kitchen with dining space and a modern fitted Bathroom Suite.

From the First Floor Landing, a pull-down ladder provides access to a spacious floored Roof Space which potentially could lead to a full conversion to offer further accommodation (subject to relevant planning / approvals).

## Comprises

### Entrance Hall

Ground Floor Private access leading to a stairway to the Landing on the First Floor.

### Lounge (15' 6" x 12' 11") into Bay Window

Spacious front aspect Reception Room leading into a Bay Window with elevated views over the Ballyholme Village Centre.

### Bedroom One (12' 0" x 10' 11")

Rear aspect double Bedroom with access to two individual Storage Cupboards.

### Bedroom Two (8' 5" x 8' 5")

Front aspect Bedroom.

### Kitchen / Dining Area (13' 1" x 9' 6")

Modern fitted Kitchen with a range of high and low level units with complimentary Worktops, a Stainless-Steel Sink Unit and plumbed for utilities.

### Bathroom (8' 6" x 6' 3") at widest point

Modern Bathroom with a white three-piece suite comprising a Push Button W.C., a Wash Hand Basin with storage under and a Panel Bath with Mains Shower Attachment.

### Landing

Access to storage cupboard and a pull-down ladder leads to the floored Roof Space.

### Floored Roof Space (19' 7" x 11' 9")

Floored Roof space accessed via a pull-down ladder from the First Floor Landing.

028 9145 0000  
[www.ipestates.co.uk](http://www.ipestates.co.uk)

