



31 BEVERLEY HILLS

BANGOR BT20 4NA

Offers Around

£489,950



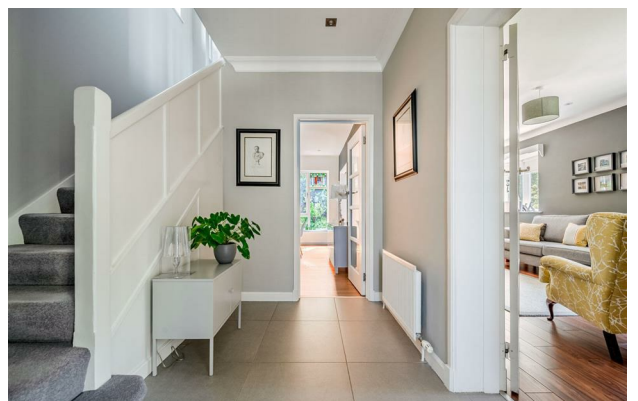
DETACHED

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Located in this extremely popular and highly regarded residential area in Ballyholme here is an ideal opportunity to purchase a truly outstanding detached family home with not only picturesque views of Belfast Lough, Antrim coastline and beyond but also charm and character in abundance. A fine example of how to modernise yet retain character of properties associated with this era highlighted by features such as cornice ceiling, solid oak floor and walnut wooden floor.

KEY FEATURES

- Outstanding Detached Home with Views to Belfast Lough
- Highly Regarded and Prestigious Address in Ballyholme
- Well Presented and Finished to a High Standard
- Bright, Spacious and Flexible Accommodation
- Living Room with Walnut Wooden Floor
- Cast Iron Wood Burning Stove
- Superb Modern Fitted Kitchen Open Plan to Casual Dining Area
- Kitchen Has Quartz Work Surfaces
- Separate Utility Room
- Four Well Proportioned Bedrooms
- Fully Tiled Bathroom with Four Piece Suite
- Ground Floor Shower Room
- Phoenix Gas Heating
- Double Glazed Windows
- Fabulous Site with Beautifully Presented Gardens
- Front Garden in Lawns with Attractive Flowerbeds
- Driveway in Attractive Brick Paviour with Parking
- Exceptional Fully Enclosed Landscaped Rear Garden
- Rear Garden Also Has an Excellent Degree of Privacy
- In Close Proximity to Many Amenities



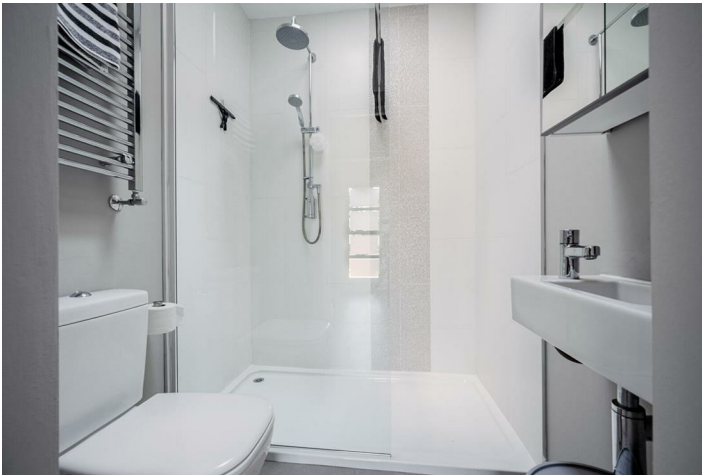
ROOM DETAILS

GROUND FLOOR	Fitted Open Plan	Bedroom Two
Enclosed Entrance	Kitchen to Family/	11'6" x 10'4"
Porch	Dining Area	Bedroom Three
	23'4" x 19'8"	11'6" x 10'4"
Reception Hall	Utility Room	Bedroom Four
Shower Room	Landing	10'2" x 8'7"
Living Room	FIRST FLOOR	Outside
22'7" x 11'1"	Bedroom One	
	13'9" x 10'9"	



DIRECTIONS

Heading out of Bangor along Donaghadee Road just before Groomsport Road turn right onto Beverly Hills. Follow the road on up to the right and Number 31 is on the left hand side.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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