



11 BALLYMACONNELL ROAD

BANGOR BT20 5PN

Offers Around

£379,950



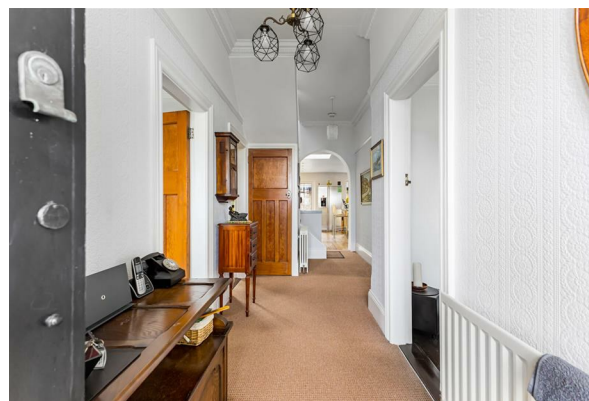
DETACHED

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Located in this extremely popular area of Ballyholme in Bangor, here is an ideal opportunity to purchase a detached property which sits on a magnificent elevated site with picturesque views to Belfast Lough. Upon entering the property you will initially see that it has that all important feeling of warmth and ambiance highlighted by features such as stained glass windows, cornicing and picture rails.

KEY FEATURES

- Outstanding Detached Property
- Magnificent Elevated Site with Views to Belfast Lough
- Charm and Character in Abundance
- Living Room with Attractive Carved Fireplace
- Family Room with Cast Iron Wood Burning Stove
- Family Room Could be a Potential Fourth Bedroom
- Three Well Proportioned Bedrooms
- Two First Floor Bedrooms
- Ground Floor Bathroom
- Standing Claw Foot Roll Top Bath
- First Floor Shower Room with Three Piece Suite
- Oil Fired Central Heating
- Majority uPVC Double Glazed Windows
- Plans Previously Passed for First Floor Extension Above the Kitchen
- Mature Front Garden in Lawns with Flowerbeds
- Driveway with Parking Leading to Additional Parking Area to the Rear
- Large Detached Garage with Electric Remote Roller Door
- Mature Rear Garden in Lawns with Array of Colourful Flowers
- Rear Garden Has an Excellent Degree of Privacy
- Basement with Excellent Storage and Office Space



ROOM DETAILS

GROUND FLOOR

*Covered Veranda
and Entrance Porch*

Reception Hall

Living Room
11'6" x 15'8"

*Sitting Room or
Potential Fourth
Bedroom*
10'10" x 9'10"

Bedroom Three
10'9" x 9'9"

*Open Plan Kitchen/
to Casual Dining/
Family Area*
21'9" x 14'5"

Bathroom

Stairs to First Floor

FIRST FLOOR

Bedroom One
14' x 13'11"

Bedroom Two
13'8" x 9'7"

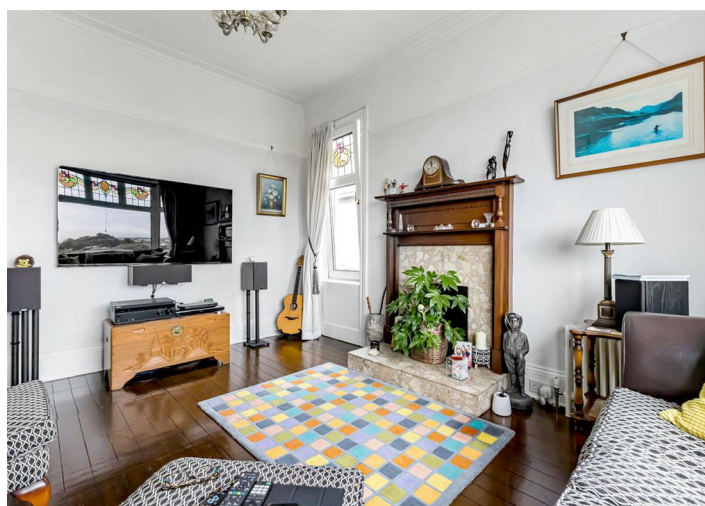
Shower Room

OUTSIDE

Detached Garage
18'9" x 14'2"

Garden

Basement



DIRECTIONS

Heading through Ballyholme village in the direction of Groomsport, along Groomsport Road, turn right onto Ballymaconnell Road. Number 11 is on your left.



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		
	49	75
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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