



156 GROOMSPORT ROAD

BANGOR BT20 5PF

Offers Around

£629,950

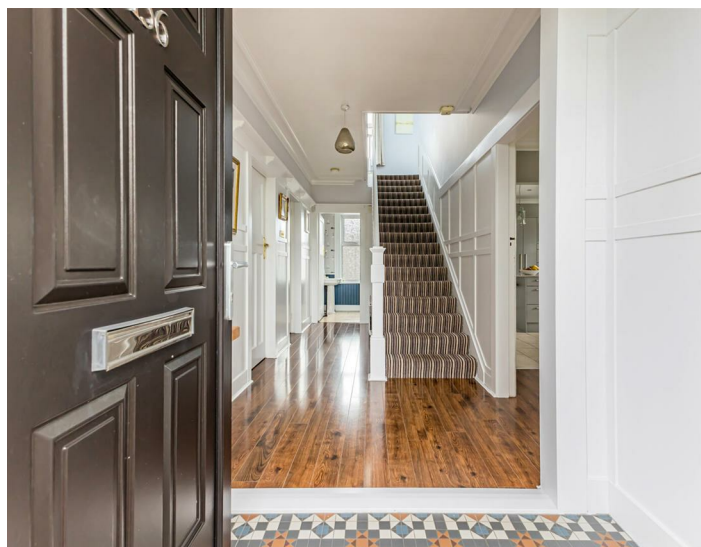


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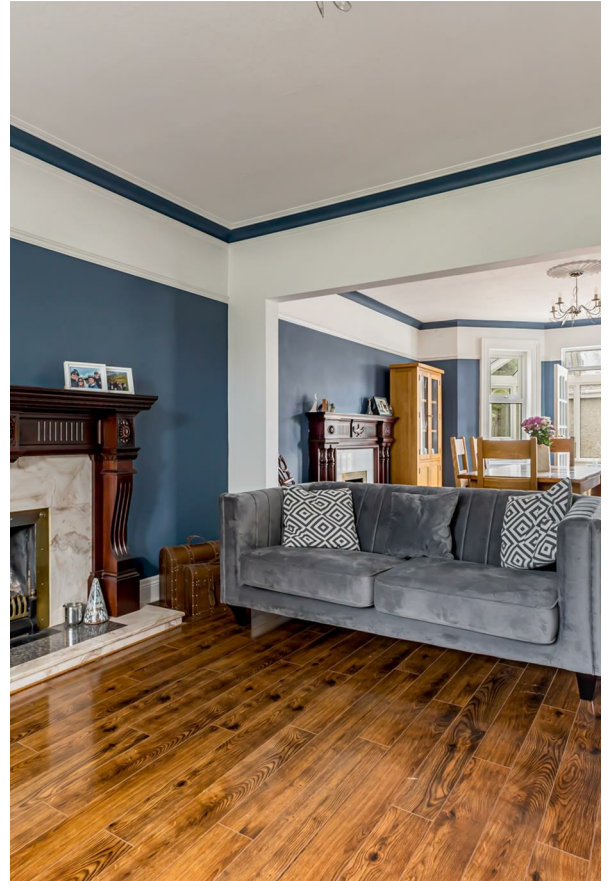
Located right in the heart of the prestigious and highly regarded Ballyholme area of Bangor here is an ideal opportunity to purchase a fantastic detached family home which not only has sea views but is conveniently positioned in close proximity to many amenities including Ballyholme beach and village, schools, yacht clubs, shops, cafes, restaurants and Bangor Golf Club. Extending to around 3,000 square feet, there is bright, spacious and flexible accommodation on all levels providing a range of different layouts to suit the needs of the home owners. The ground floor comprises living room with attractive carved mahogany fireplace, gas coal effect fire, ceiling rose and cornice ceiling. The living room is open plan to a dining area with attractive carved mahogany fireplace surround and gas coal effect fire. This room has engineered wooden floors throughout.

Outside there are beautifully presented mature gardens in lawns to the front and side with attractive boundary hedgerow plants and shrubs, additional brick paviour sun terrace and barbecue area to the side. There is a driveway to the rear accessed off Ashley Gardens with parking which leads to a detached garage. Other benefits include Phoenix Gas heating, double glazed windows, downstairs cloakroom with WC and utility room. With properties of this nature being a premium we anticipate demand to be high and from a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.



KEY FEATURES

- Picturesque Sea Views
- Bright, Spacious and Flexible Accommodation
- Conservatory with uPVC Double Glazed French Doors to Outside
- Large Open Plan Kitchen
- Separate Utility Room
- Five Well Proportioned Double Bedrooms
- Guest Bedroom with En Suite Shower Room
- That All Important Home Office
- Bathroom with Four Piece Suite
- Additional Downstairs WC
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Mature Garden in Lawns
- Attractive Brick Paviour Sun Terrace
- Driveway to the Rear Accessed Off Ashley Gardens
- Detached Garage to the Rear
- In Close Proximity to Many Amenities
- Early Viewing Essential



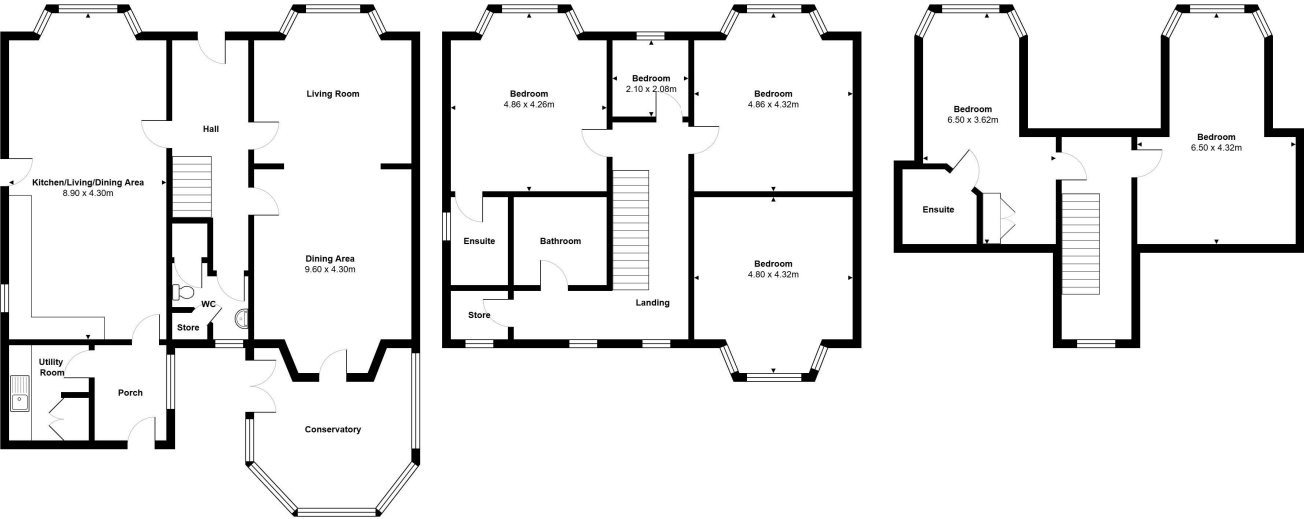
ROOM DETAILS

GROUND FLOOR	Rear Porch	Office or Study	21'5" x 12'
Reception Hall	Utility Room	6'9" x 6'10"	
Downstairs WC	Stairs to First Floor	Bathroom	
Living Room Open Plan to Dining Area	FIRST FLOOR	Stairs to Second Floor	
13'11" x 15'10"	Landing	Landing	
Dining Area	Bedroom One	Bedroom Four	
13'11" x 16'	13'11" x 16'10"	21'4" x 14'	
Conservatory	En Suite Shower Room	Bedroom Five	
13'9" x 11'8"	Bedroom Two	9'9" x 21'2"	
Kitchen Open Plan to Casual	13'11" x 16'	En Suite Shower Room	
Dining/Family Area	Bedroom Three	OUTSIDE	
29'1" x 13'11"	13'11" x 15'10"	Detached Garage	





FLOOR PLANS



All measurements are approximate and for display purposes only



DIRECTIONS

Heading through Ballyholme village in the direction of Groomsport, Number 156 is on the corner of Groomsport Road and Ashley Gardens on the right 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	60	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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