



16 BALLYHOLME ESPLANADE

Bangor, BT20 5LZ

Offers around **£449,950**



MID TERRACE | 4 🛏️ | 2 🚿 | 2 🚿

Located on the highly sought after and prestigious Ballyholme Esplanade in Bangor, here is an ideal opportunity to purchase an attractive mid terrace property with stunning views over Ballyholme Bay.

Benefitting from a fabulous extension, the superb modern fitted kitchen with quartz worktops, which is open plan to a fantastic family area with built-in shelving and sliding patio doors onto the rear garden, this is undoubtedly the room of the house. There is also a living room with attractive carved fireplace and open fire which is open plan to dining area on the ground floor. Upstairs this fine property is further enhanced by having four well proportioned bedrooms evenly distributed over two floors, including a master bedroom with stunning views and luxury en suite bathroom with four piece white suite. There is also a first floor shower room.

Outside there is a delightful fully enclosed courtyard which is an ideal space to take in the beautiful views. There is also an easily maintained fully enclosed rear garden with southerly aspect which is perfect for outdoor entertaining or children at play. Other benefits include Phoenix Gas heating and uPVC double glazed windows.

There are many amenities available within this popular location including Ballyholme beach, esplanade, shops, cafes, restaurants and schools and Bangor town centre is also close at hand. We can recommend a viewing at your earliest opportunity so as to appreciate it in its entirety.



KEY FEATURES

- Attractive Extended Mid Terrace Property in Highly Sought After Popular Ballyholme Location
- Stunning Views Over Ballyholme Bay, Belfast Lough, Antrim Coastline and Beyond
- Living Room with Attractive Fireplace and Open Fire, Open Plan to Dining Area
- Superb Modern Fitted Kitchen with Quartz Worktops, Open Plan to Extended Family Area with Open Aspect to Rear Garden
- Four Well Proportioned Bedrooms Evenly Distributed Over Two Floors
- Master Bedroom with Stunning Views and Luxury En Suite Bathroom with Four Piece White Suite
- Bedroom Two with Stunning Sea Views
- First Floor Shower Room with White Suite
- Fully Enclosed Front Courtyard which is Ideal for Taking in the Views
- Low Maintenance Fully Enclosed Rear Garden with Southerly Aspect, Perfect for Outdoor Entertaining or Children at Play
- Phoenix Gas Heating with New Boiler Installed January 2024
- uPVC Double Glazed Windows



ROOM DETAILS

Ground Floor

- Enclosed Entrance Porch
- Reception Hall
- Living Room Open Plan to Dining Area 10'11" x 27'8" "
- Superb Modern Fitted Kitchen Open Plan To Extended Family Area 29'8" x 15'3"

First Floor

- Landing
- Master Bedroom 15'0" x 12'8""
- Ensuite Bathroom
- Shower Room
- Bedroom Four 10'6" x 8'8"

Second Floor

- Landing
- Bedroom Two 15'0" x 12'8""
- Bedroom Three 11'0" x 9'5""

Outside

- Front Courtyard in Paving which is Fully enclosed with stunning views
- Low Maintenance Fully Enclosed Rear Garden in Paving with Southerly Aspect.





FLOOR PLANS



All measurements are approximate and for display purposes only.



DIRECTIONS

Heading out of Bangor along High Street at the top veer left onto the Ballyholme Road. Continue along Ballyholme Road which becomes Ballyholme Esplanade and Number 16 is 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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
A		
81-91		
B		
69-80		
C		
55-68		
D		
39-54	48	59
E		
21-38		
F		
1-20		
G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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