



# 4 GROOMSPORT ROAD

Bangor BT20 5LN

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*Offers Around*

**£284,950**

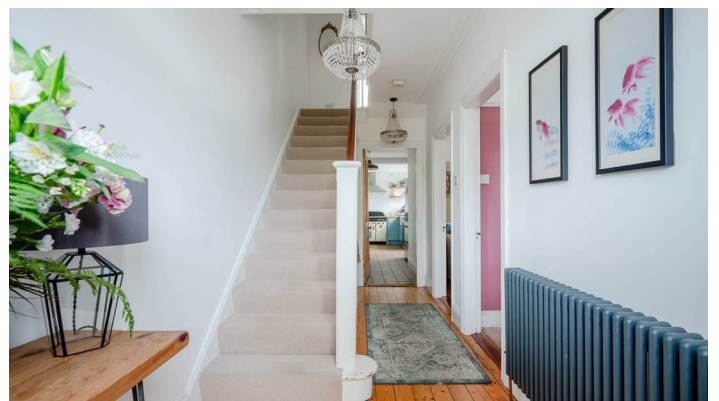


SEMI-DETACHED | 3  | 1  | 3 

Located on the extremely popular and desirable Groomsport Road in Ballyholme, here is an ideal opportunity to purchase an attractive semi detached property with charm and character in abundance.

## KEY FEATURES

- Attractive Semi Detached Property with Charm and Character in Abundance
- Popular and Highly Sought After Ballyholme Location
- Living Room with Period Cast Iron Fireplace
- Family Room with Solid Wooden Floorboards, Attractive Fireplace and Open Fire
- Sitting Room or Home Office with Period Cast Iron Fireplace
- Kitchen with Casual Dining Area and Solid Wooden Hand Painted Units
- Bathroom with Three Piece Suite
- Phoenix Gas Heating
- uPVC Double Glazed Windows
- Driveway and Forecourt to Front in Loose Stones
- Detached Garage, with Mains Power and Plumbed for Washing Machine
- Fantastic Fully Enclosed Facing Rear Garden
- In Close Proximity to Many Amenities
- Demand Anticipated to be High
- Early Viewing Essential



## ROOM DETAILS

*GROUND FLOOR* Kitchen with Casual Bathroom

*Entrance* Dining Area Outside

*Reception Hall* **FIRST FLOOR** Detached Garage

*Living Room* Landing 20' x 8'

*Family Room* Bedroom One 10'11" x 13'6"

14'3" x 12'4"

*Sitting Room or* Bedroom Two 12'5" x 11'2"

*Home Office* Bedroom Three 8'9" x 7'7"

9'11" x 13'3"



## DIRECTIONS

*Travelling along the Donaghadee Road towards Bangor turn right onto the Groomsport Road. No 4. is on your 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		64	76
(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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