



20 FOURTH AVENUE

Bangor BT20 5JY

Offers Around

£274,950

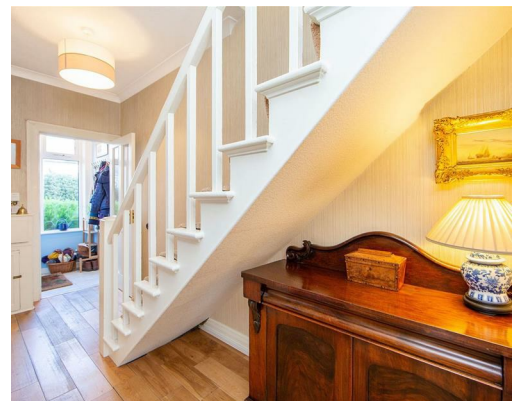


SEMI-DETACHED | 3 | 1 | 2

Located in this highly regarded and prestigious area of Baylands in Ballyholme, here is an ideal opportunity to purchase an attractive semi detached property with excellent convenience to many amenities including Ward Park, Ballyholme beach and village, Bangor Golf Club, sailing clubs, schools, shops, restaurants and cafes, etc. This fantastic property offers charm and character in abundance as well as a realistic price for the location.

KEY FEATURES

- Attractive Semi Detached Property
- Prestigious and Highly Regarded Ballyholme Address
- Charm and Character in Abundance
- Living Room with Attractive Oak Fireplace, Open Fire and Solid Oak Floor
- Open Plan Kitchen to Casual Dining/Family Area
- Electric Remote Control Velux Window
- Rear Garden has Planning Permission to Extend Further
- Three First Floor Bedrooms
- Fully Tiled Bathroom with Three Piece White Suite
- Fixed Staircase to Fully Floored Roofspace
- Planning Permission to Convert Roofspace to Another Bedroom with Ensuite
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Easily Maintained Front Garden in Loose Stones
- Tarmac Driveway with Parking
- Outstanding Fully Enclosed Rear Garden in Lawns
- Southerly Aspect and Excellent Degree of Privacy
- Rear Garden is an Ideal Space for Children at Play
- Utility Area Which is Plumbed for Washing Machine
- In Close Proximity to Many Amenities
- Wide Ranging Appeal to a Host of Potential Purchasers
- Early Viewing Essential



ROOM DETAILS

ENTRANCE

ENCLOSED

ENTRANCE

PORCH:

Reception Hall

Living Room

10'3" x 13'2"

*Open Plan Kitchen
to Casual Dining*

Area

18'10" x 15'10"

LANDING:

Bedroom One

10'11" x 9'5"

Bedroom Two

10'11" x 7'3"

Bedroom Three

6'6" x 6'1"

*Fully Tiled
Bathroom*

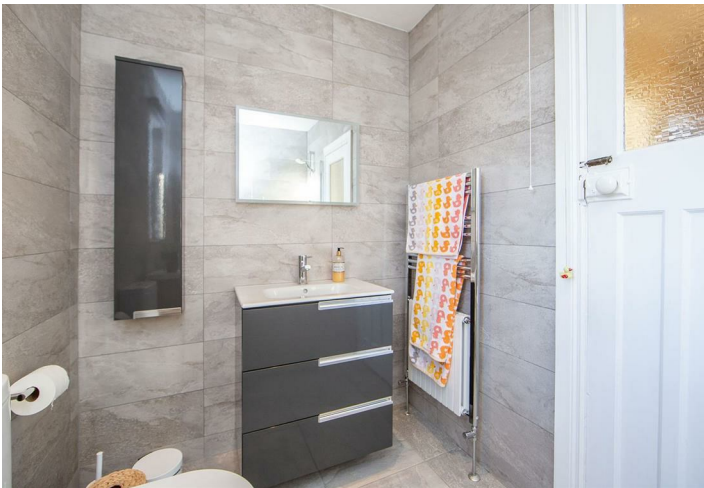
*Fixed Staircase to
Fully Floored
Roofspace*

OUTSIDE



DIRECTIONS

Heading in the direction of Ballyholme village, along Ballyholme Road, turn right into Second Avenue. Second Avenue becomes Fourth Avenue.



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		
	53	58
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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