



135 GROOMSPORT ROAD

BANGOR BT20 5NS

Offers Around

£524,950



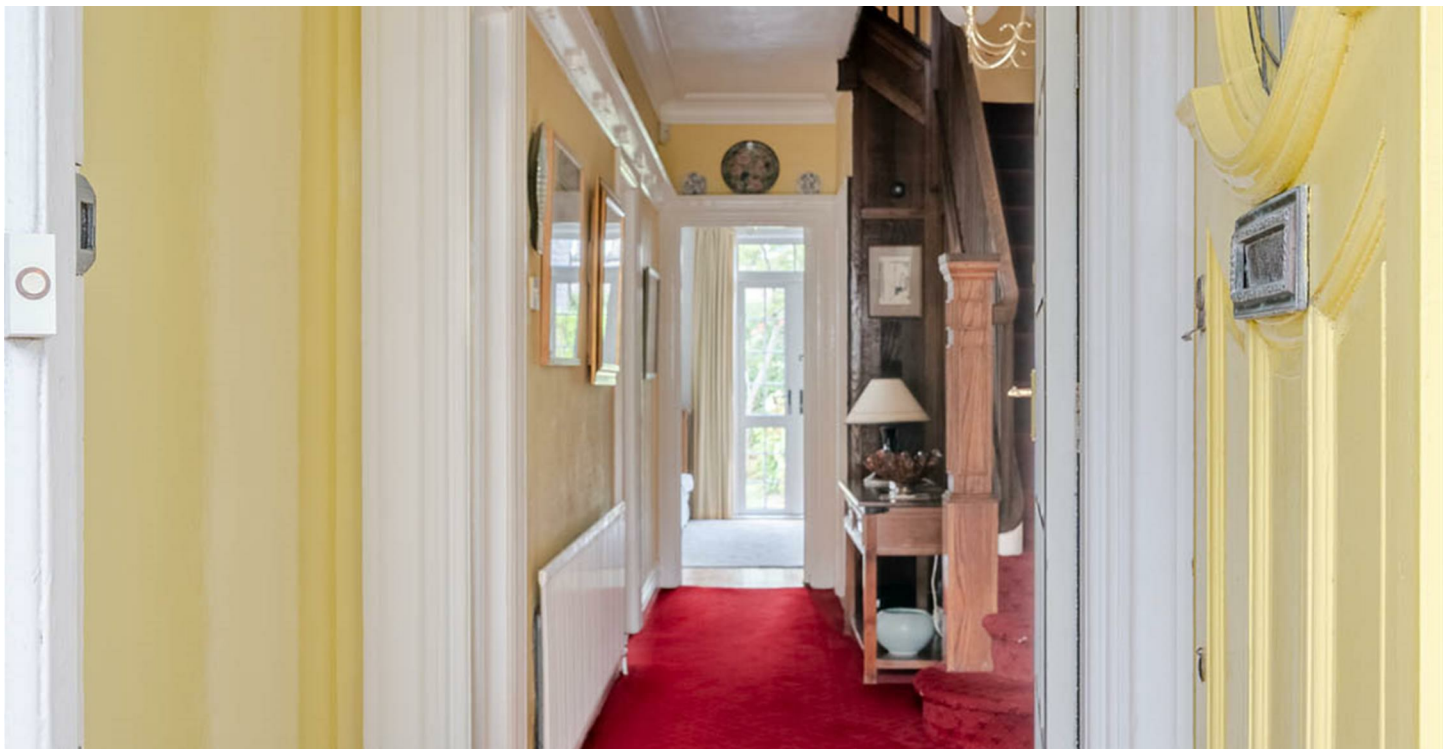
HOUSE - SEMI-
DETACHED

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KEY FEATURES

- Outstanding Large Semi Detached Family Home
- Charm and Character in Abundance with Many Period Features Including Attractive Fireplaces, Stained Glass Top Lights, Cornice Ceiling, Wood Panelled Walls and Terrazzo Flooring
- Versatile and Flexible Accommodation
- Sitting Room with Attractive Fireplace, Open Fire, Wooden Floorboards and Stained Glass Top Lights
- Dining or Family Room with Attractive Fireplace, Open Fire, Solid Wooden Floorboards and Stained Glass Top Lights
- Living Room with Wooden Floorboards, Fireplace, Open Fire and Double Glazed French Doors to Rear Garden
- Kitchen with Casual Dining Area
- Separate Utility Room
- Four Well Proportioned Bedrooms
- Bathroom with Four Piece Suite to Include Bath and Separate Shower
- Additional Downstairs WC
- Well Presented Front Garden in Lawns with Attractive Flowerbeds in Plants and Shrubs
- Fully Enclosed Rear Garden with Array of Colourful Flowers, Plants, Trees and Shrubs and Various Terraces
- Driveway with Parking for Numerous Vehicles
- Detached Garage
- Oil Fired Central Heating
- Double Glazed Windows
- Prestigious and Sought After Ballyholme Location with Easy Access to the Esplanade and Beach



ROOM DETAILS

GROUND FLOOR

*Enclosed Entrance
Porch:*

*Spacious Reception
Hall:*

Downstairs WC:

*Dining or Family
Room:*

13'4" x 12'3"

Sitting Room:

16'1" x 12'2"

Living Room:

11'4" x 13'8"

Kitchen:

16'3" x 9'8"

Utility Room:

FIRST FLOOR

*Spacious and Bright
Landing:*

Bedroom One:

13'4" x 12'3"

Bedroom Two:

16'1" x 12'1"

Bedroom Three:

10'7" x 10'5"

Bathroom:

Bedroom Four

7'9" x 9'6"

OUTSIDE

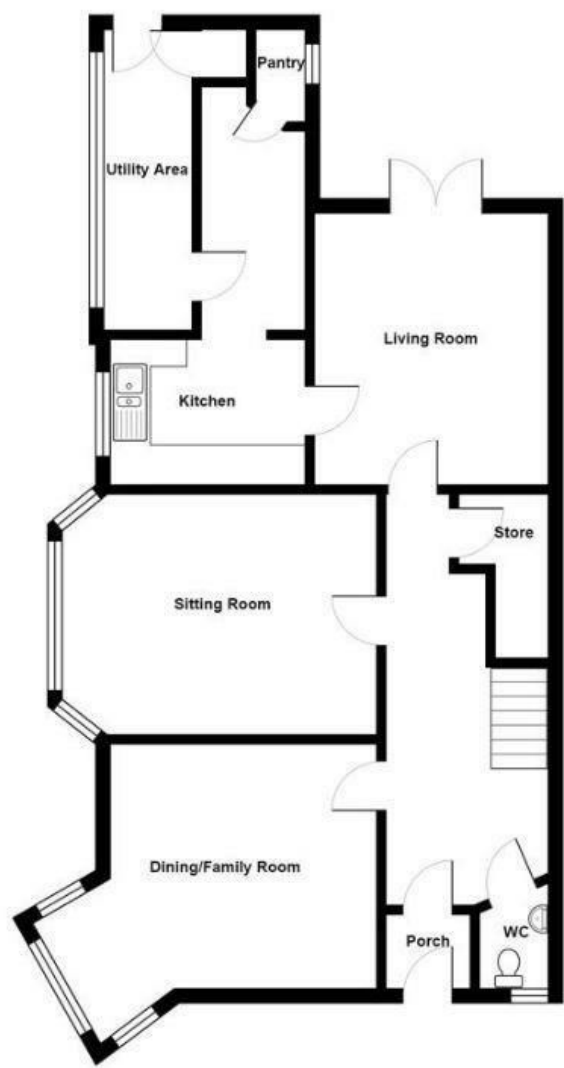
Detached Garage:

17'1" x 8'9"





FLOOR PLANS





DIRECTIONS

Heading through Ballyholme village, along Groomsport Road, Number 135 is on your left just before Morningside.



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	47	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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