

42A Waverley Drive Bangor, BT20 5LD

Asking price £400,000



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Modern Four-Bedroom House In Prime Ballyholme Residential Location

Tucked away in the heart of Ballyholme, this delightful detached house on Waverley Drive offers a perfect blend of comfort and convenience. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample living space.

Upon entering the home you are welcomed by an inviting and spacious living room. A door takes you through to the heart of the home, an open plan kitchen and dining room, perfect for entertaining guests or enjoying quiet evenings with loved ones. A downstairs WC makes the space convenient and perfect for

entertaining. The property boasts a generous garden space, providing an excellent opportunity for outdoor activities, gardening, or simply relaxing in the fresh air.

Upstairs you will find three well appointed bedrooms and the family bathroom. The master including an





PROPERTY FEATURES

- Delightful Detached House Located In The Heart Of Ballyholme On Waverley Drive
- Features Four Spacious Bedrooms And Three Well-Appointed Bathrooms, Ideal For Family Living
- Inviting And Spacious Living Room Greet's You Upon Entry
- Open Plan Kitchen And Dining Room Perfect For Entertaining Or Relaxing Evenings
- Convenient Downstairs WC Enhances Functionality For Guests And Family
- Generous Garden Space Ideal For Outdoor Activities, Gardening, Or Relaxation
- Three Bedrooms & Family Bathroom Upstairs Including Master With En Suite And Balcony Access
- Top Floor Features A Large Fourth Bedroom And Access To Eaves Storage
- Gas-Fired Central Heating And uPVC Double Glazed Windows
- Prime Location Near Beach, Schools, And Amenities Offers An Excellent Lifestyle Choice









Stunning

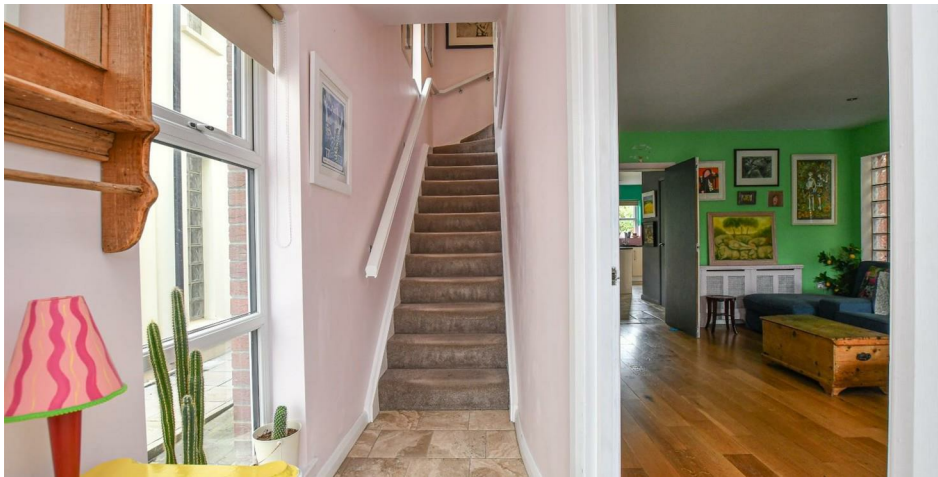
en suite and balcony access. The top floor boasts a large fourth bedroom and access to the eaves offering additional storage.

Equipped with gas-fired central heating and uPVC double glazing, this home ensures warmth and energy efficiency throughout the year. Its prime location is a

significant advantage, as it is situated close to the beach, local schools, and various amenities, making daily life both enjoyable and convenient.

This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern family home. Don't miss the chance

to make this lovely house your new home.



PROPERTY MEASUREMENTS

Hallway	11'2 x 5'8
Living Room	22'3 x 19'11
Kitchen	17'9 x 17'9
Toilet	3'4 x 7'1
Utility	4'2 x 5'1
Bedroom 1	17'7 x 14'2
Ensuite	9'7 x 3'1
Bedroom 3	14'8 x 9'4
Bedroom 4	14'8 x 8
Bathroom	8'1 x 6'9
Landing	16'4 x 11'10
Storage	2'1 x 2'10
Bedroom 2	18' x 17'9
Eave Storage	6'5 x 12'3
Eave Storage	17'9 x 6'5

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE
 Tenure - Freehold
 Rates - Understood To Be £2,479
 Directions
 Located off Groomsport Road in Ballyholme

Energy Efficiency Rating

The rating for this property is:

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		
Northern Ireland		
EU Directive 2002/91/EC		

* For your information: The UK average rating is 'E50'.

WHAT3WORDS: ///juices.flops.rich

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