

24 Ashley Gardens Bangor, BT20 5RJ

Offers Over £400,000



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PINKERTON

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Detached property in the heart of Ballyholme, walking distance to the beach, village and local schools.

Nestled in the charming area of Ashley Gardens, Bangor, this delightful detached house offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, including the option of a ground floor bedroom or study, this property is ideal for families or those seeking a versatile living space.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The open-plan kitchen and dining area boasts a contemporary style, making it a wonderful hub for family gatherings and social

events. The property also features two bathrooms, ensuring comfort and privacy for all residents.

One of the standout features of this home is its private rear garden, which is perfect for entertaining guests or enjoying peaceful moments outdoors. This South-Facing garden offers a lovely space for barbecues, gardening, or simply unwinding in the fresh air. Additionally, the property benefits from private parking at the front, accommodating multiple vehicles with ease.

Location is key, and this house is ideally situated

within walking distance to the vibrant Ballyholme village, where you can find a variety of shops, cafes, and local amenities. For those who enjoy the outdoors, Ballyholme beach is just a five-minute stroll away, providing a fantastic spot for leisurely walks or seaside activities.

In summary, this property in Ashley Gardens presents an excellent opportunity for those seeking a modern, spacious home in a desirable location. With its contemporary design, ample living space, and proximity to local attractions, it is sure to appeal to a wide range of buyers.

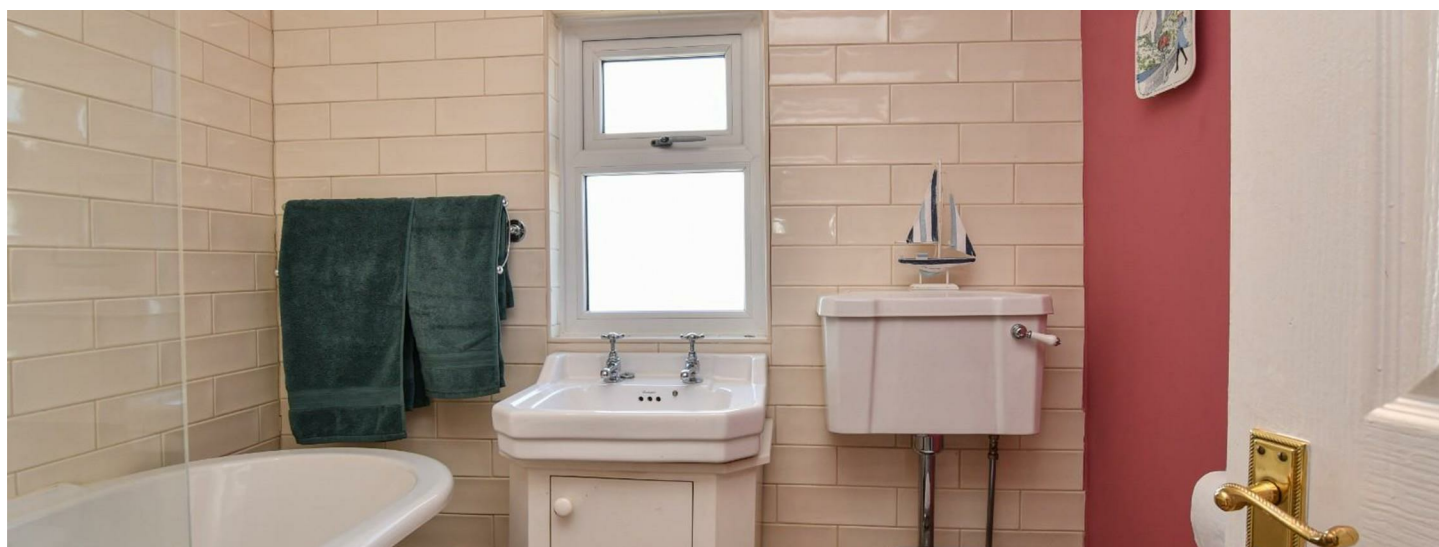
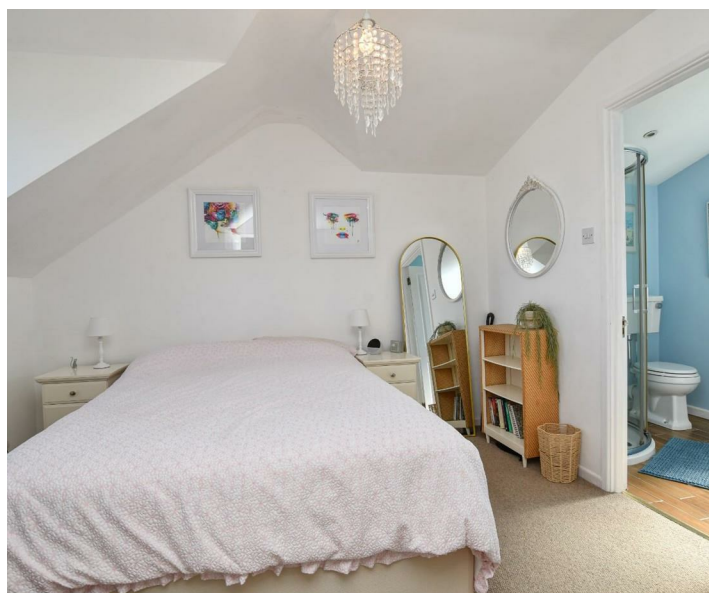
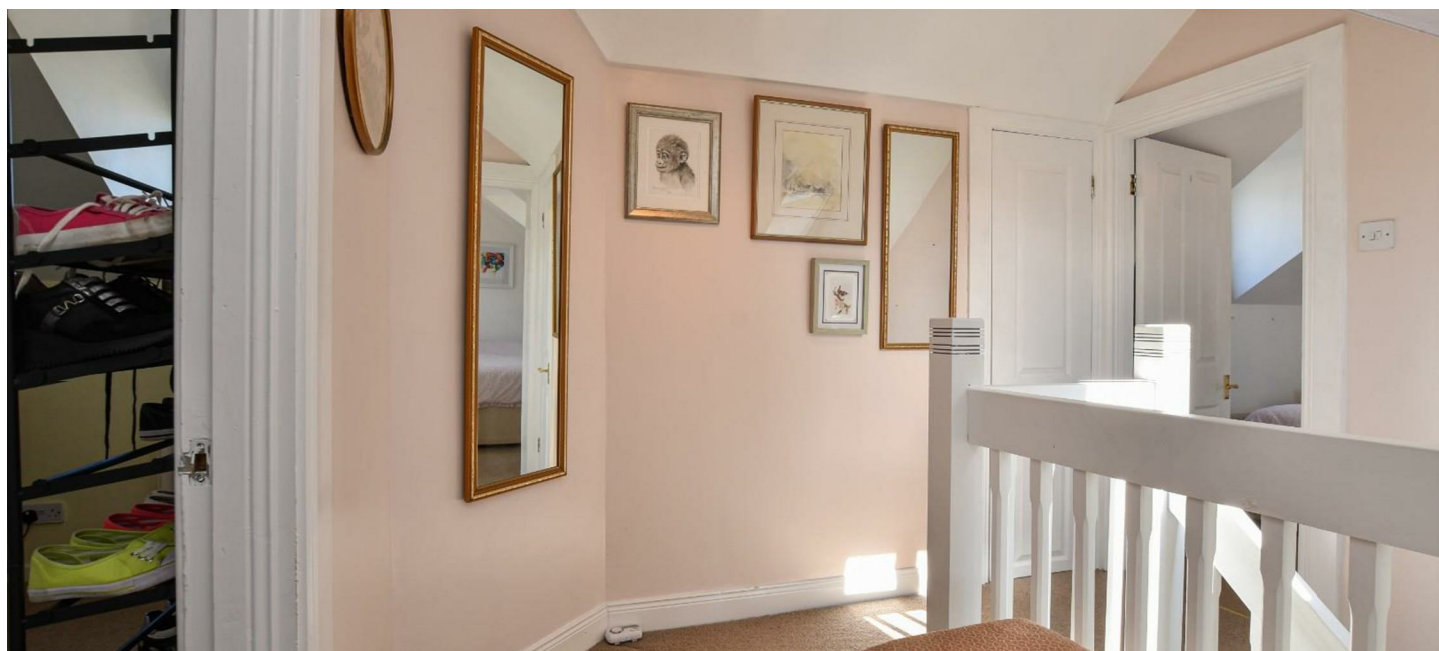




PROPERTY FEATURES

- Detached Four Bed In The Popular Ballyholme
- Three Bedrooms On The First Floor
- Private Enclosed South-Facing Garden
- Walking Distance To Ballyholme Beach and Villiage
- Open Plan Kitchen Dining Area With Aga That Heats Using Phoenix Gas System
- Fourth Bedroom On The Ground Floor Or Optional Study
- Located Close To Ballyholme Primary School
- Seperate Reception Room
- Downstairs WC
- Garage With Utility And Separate Toilet







PROPERTY MEASUREMENTS

Dining Room	15'10" x 9'2"
Living Room	10'9" x 13'6"
Family Room	15'7" x 10'5"
Bedroom 4/ Study	12'5" x 9'8"
Toilet	3'7" x 4'7"
Hallway	11'6" x 4'7"
Garage (includes utility and toilet at rear)	13'2" x 27'6"
Bedroom 1	12'8" x 10'6"
Ensuite	5'3" x 7'3"
Storage	3'2" x 5'3"
Landing	12'1" x 6'2"
Storage	3'5" x 3'2"
Bedroom 2	10'2" x 13'1"
Bedroom 3	12'1" x 10'10"
Bathroom	6'11" x 6'2"

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	60	68
(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: ///thinks.insect.assets

Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Ballyholme
88a Groomsport Road, Bangor BT20 5NF
028 9147 9444

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100


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