

# 4 Hazeldene Drive Bangor, BT20 4RE

*Offers over £270,000*



**VICTORIA**  
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# Contemporary Three Bed Semi Detached Located In The Popular Ballyholme Area of Bangor.

Nestled in the sought-after Ballyholme area of Bangor, this charming semi-detached house on Hazeldene Drive offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious open-plan kitchen, living, and dining area, perfect for both everyday living and entertaining guests. The separate lounge, featuring a cosy wood-burning stove, provides a warm and inviting atmosphere, ideal for relaxing evenings in. The modern bathroom and

convenient downstairs WC enhance the practicality of this home, catering to the needs of busy households.

The enclosed rear garden is a true gem, offering a private outdoor space that is perfect for entertaining friends and family during the warmer months. Whether you wish to host summer barbecues or simply enjoy a quiet afternoon in the sun, this garden provides a wonderful retreat.

Additionally, the property is conveniently located within walking distance to Ward Park, a lovely green space that offers a variety of recreational activities. This

prime location ensures that you are never far from local amenities, schools, and transport links.

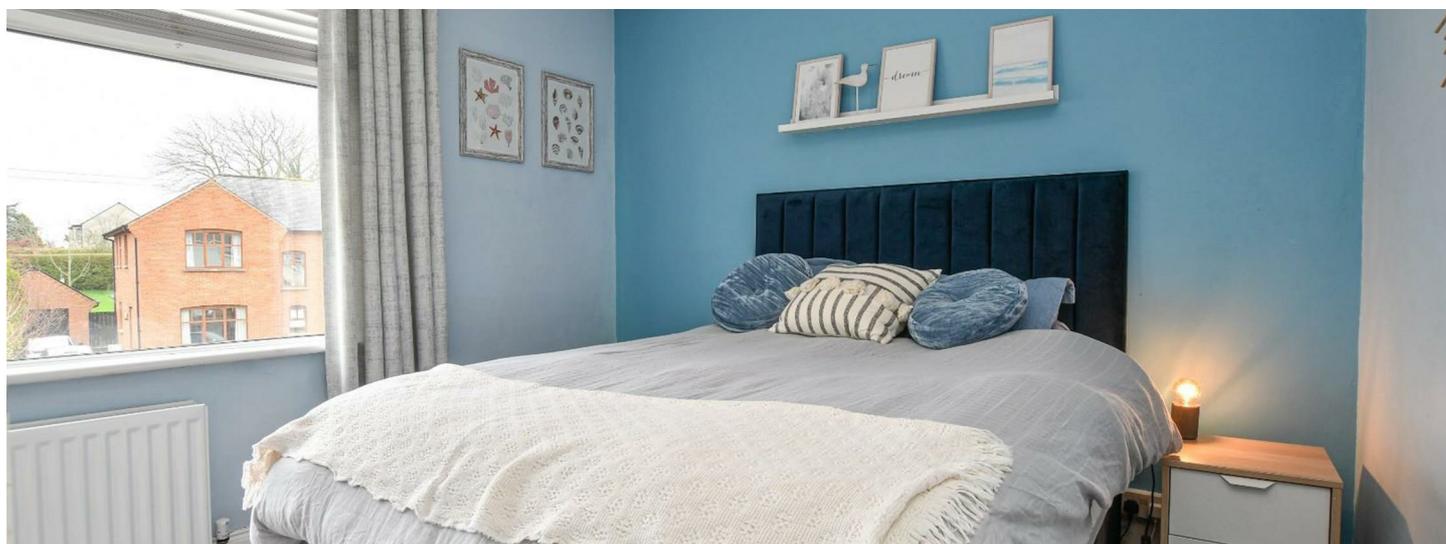
In summary, this three-bedroom semi-detached house on Hazeldene Drive presents an excellent opportunity for those looking to settle in a vibrant community. With its modern features, inviting living spaces, and a lovely garden, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful home your own.





## PROPERTY FEATURES

- Charming Three Bed Semi-Detached Property In The Popular Ballyholme Area
- Contemporary Family Bathroom And Ground Floor WC
- GFCH
- Early Viewings Recommended
- Open Plan Kitchen / Living / Dining Area
- Patio Doors Off the Dining / Living Area To A Private Enclosed Garden
- Located Close To Ballyholme Village And Local Schools
- Three Bedrooms Split Over Two Floors
- Separate Lounge With Wood burning Stove
- Walking Distance To Ward Park And Bangor Town Center







## PROPERTY MEASUREMENTS

Porch	3'5" x 3'9"
Hallyway	13'2" x 5'1"
Storage	2'2" x 3'1"
Living Room	12'7" x 10'3"
Kitchen	13'4" x 10'3"
Family Room / Dining Room	12' x 10'8"
Toilet	2'2" x 5'8"
Storage	1'10" x 2'7"
Bedroom 1	15'10" x 10'4"
Bedroom 2	10'5" x 9'6"
Bathroom	7'3" x 5'6"
Landing	8'7" x 6'1"
Bedroom 3	15'10" x 10'9"

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		57
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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

WHAT3WORDS: ///rewarding.teach.onion

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**Ballyholme**  
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**Comber & Ards**  
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028 9140 4100

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