

2B Grandmere Park Bangor, BT20 5RF

Offers around £325,000



VICTORIA
PINKERTON

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Well Presented Semi Detached Family Home Located In Highly Sought After Coastal Residential Area Of Ballyholme.

Nestled in the sought-after area of Grandmere Park, in the popular Ballyholme Area of Bangor, this charming semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, including a convenient downstairs bedroom, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by a contemporary open-plan kitchen, dining, and living area, which creates a warm and inviting atmosphere for both

relaxation and entertaining. There is access to the private enclosed garden via patio doors off the kitchen area. The design maximises natural light, making the space feel airy and bright. The downstairs also features a practical shower room, adding to the convenience of this lovely home.

Upstairs, you will find a family bathroom that serves the remaining bedrooms, ensuring that everyone has their own space. The property is situated in a popular Ballyholme location, known for its friendly community and proximity to local

amenities, schools, and beautiful coastal walks.

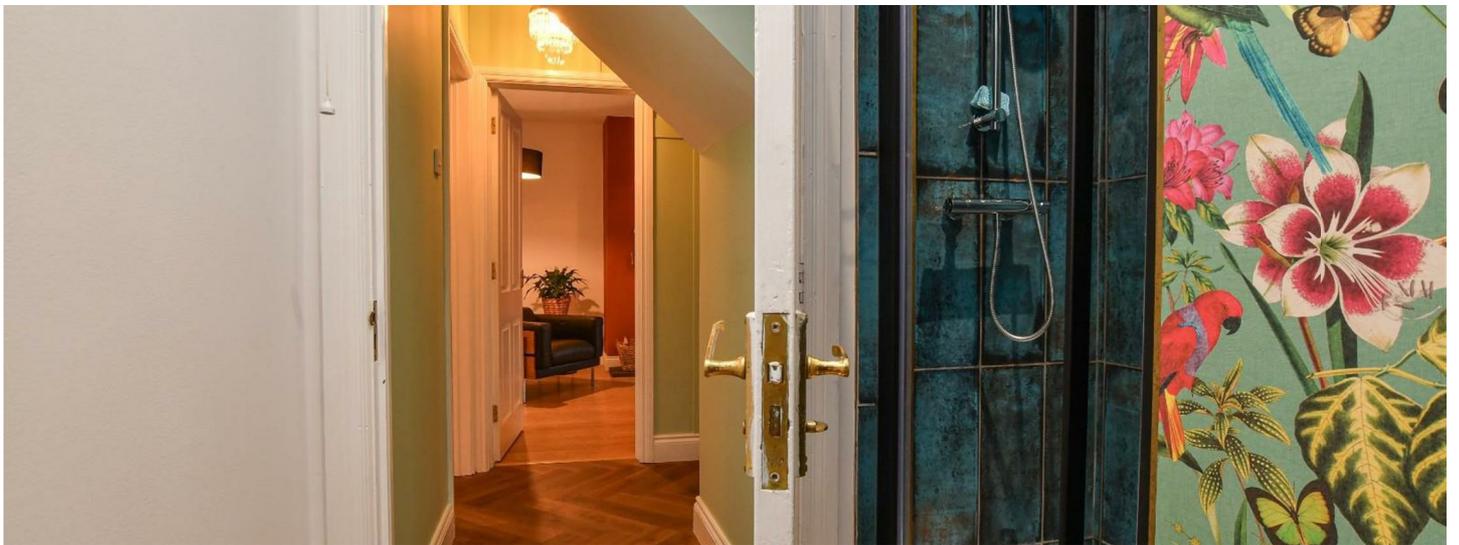
This semi-detached house is not just a home; it is a lifestyle choice, offering a perfect balance of modern living in a desirable area. Whether you are a first-time buyer or looking to upsize, this property is sure to impress. Do not miss the opportunity to make this wonderful house your new home.

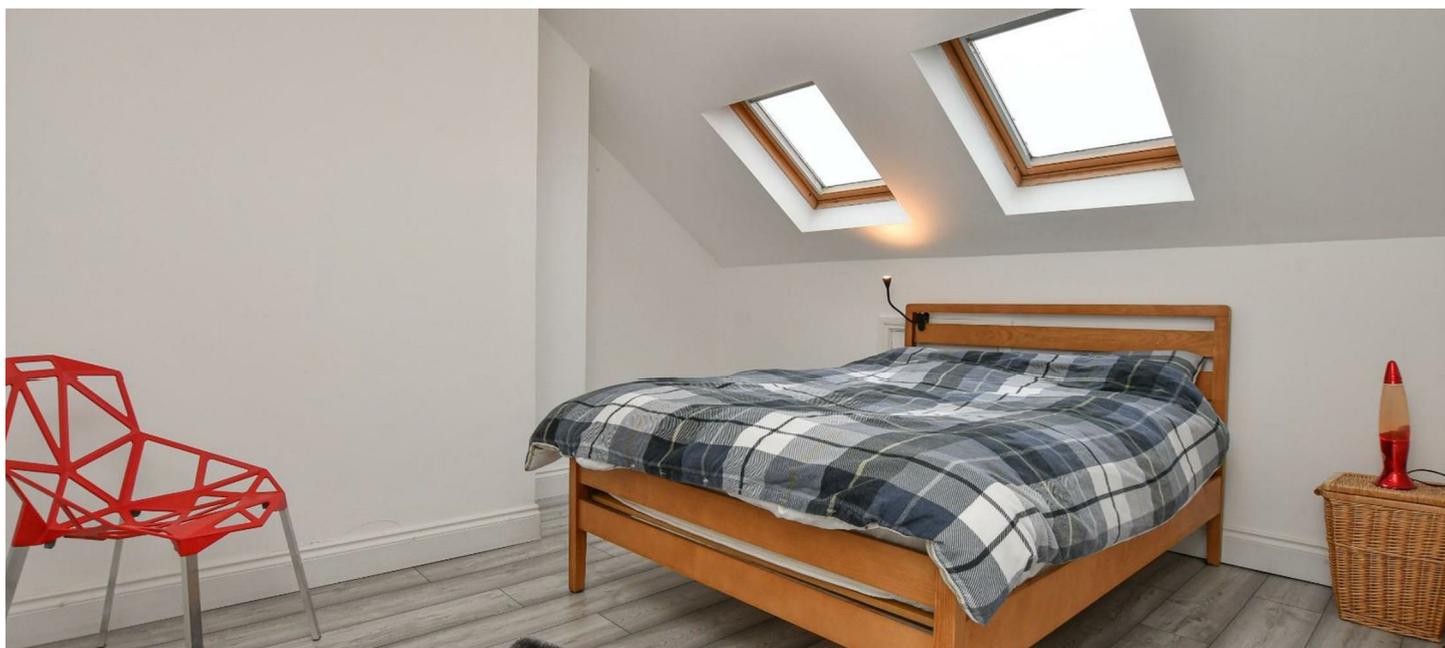




PROPERTY FEATURES

- Three Bed Semi In The Popular Ballyholme Location
- Third Bedroom Located On The Ground Floor
- Private Enclosed Rear Garden
- Walking Distance To Ballyholme Beach Local Amenities And Coffee Shops. Close Proximity To Ballyholme Primary School
- Contemporary Open Plan Kitchen Dining Area
- Upstairs Family Bathroom. Downstairs Shower Room
- Off Street Parking To The Front For Multiple Cars
- Two Bedrooms Located Upstairs
- Patio Doors Of Kitchen Dining Area To Garden
- GFCH







PROPERTY MEASUREMENTS

Porch	3'8" x 6'2"
Hallway	7'6" x 14'2"
Bathroom	9'11" x 6'2"
Living Room	11'11" x 15'10"
Bedroom 3	11'4" x 10'8"
Kirchen	23'2" x 12'2"
Utility	6'10" x 10'7"
Bedroom 1	18'1" x 11'5"
Bedroom 2	12'1" x 10'6"
Bathroom	12'1" x 8'11"
Landing	6'1" x 8'11"

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	61	73
(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: ///test.nuns.spin

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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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