

simon**BRIEN**  
RESIDENTIAL

35 Ward Avenue,  
Bangor, BT20 5HP



Offers Over £550,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- Attractive detached four bedroom property located in the highly sought after location of Ballyholme
- Period features retained throughout with a modern open plan extension to the rear
- Living room with wood burning stove and bay window
- Dining room with open fire
- Home office / library space
- Modern open plan kitchen, living and dining space to the rear with vaulted ceiling
- Luxury fitted kitchen with a high end range of integrated appliances and breakfast bar dining
- Sitting area with wood burning stove and double opening patio doors to the rear
- Downstairs cloakroom
- Utility room
- Four bedrooms on first floor
- Family bathroom on first floor
- Gas central heating
- Driveway parking to front
- Sea glimpse from first floor
- Enclosed and private low maintenance rear patio area
- A short walk to Ballyholme beach and Bangor town centre

#### SUMMARY

35 Ward Avenue is an immaculately maintained and tastefully decorated detached home in the highly sought after area of Ballyholme in Bangor. The location offers excellent access to Ballyholme Beach and Bangor town which boasts a number of coffee shops, restaurants and amenities. It has the perfect balance of being able to enjoy living by the sea whilst remaining a walk into the town.

This property offers generous accommodation over two levels. You are greeted by a bright entrance hall with a cloakroom and storage downstairs. To the front of the property are two reception rooms, a living room with woodburning stove and a dining room with open fire. There is a home office/library space from the dining area and a contrasting contemporary large open plan kitchen, living and dining extension to the rear. The kitchen is recently installed with a range of high end integrated appliances, quartz worktops and island with breakfast bar dining. The living space has a vaulted ceiling, woodburning stove and double doors which open out to the enclosed, private rear patio – perfect for entertaining. In addition, there is a large utility room from the kitchen. On the first floor are four good sized bedrooms, the two bedrooms to the front have sea glimpses and there is a family bathroom which services all bedrooms.

All in all this is a fine home for a multitude of buyers. Early viewing recommended to appreciate what this home has to offer.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Hardwood entrance door with glazed side panels.

##### ENTRANCE PORCH:

Decorative tiled floor, inner glazed door to Entrance Hall.



##### ENTRANCE HALL:

Under stairs storage cupboard, wood laminate floor.



##### CLOAKROOM:

Panelled walls, coat and shoe storage. Low flush WC, wash hand basin, recessed lighting.



**LIVING ROOM:**  
20' 1" x 11' 11" (6.12m x 3.63m) (Into bay)

Cast iron wood burning stove with brick and hardwood surround and brick hearth, hardwood strip flooring, recessed lighting.



**OFFICE/LIBRARY:**  
11' 10" x 7' 11" (3.61m x 2.41m)

Hardwood parquet flooring, double opening doors with glazed inset to Dining Room.

**DINING ROOM:**  
16' 0" x 11' 11" (4.88m x 3.63m)

Hardwood parquet flooring, open fire with cast iron inset and hardwood fire surround, recessed lighting.





**OPEN PLAN KITCHEN/LIVING/DINING:  
27' 0" x 15' 7" (8.23m x 4.75m)**

Luxury high end fitted kitchen with Quartz worktops, Blanco sink unit with gold mixer taps, integrated De Dietrich double oven, integrated fridge freezer, 5 ring Nordmende induction hob and extractor hood, integrated dishwasher, island with breakfast bar dining.

**LIVING SPACE:**

With free standing 'Nordpeis' stove, brick surround, beam mantle and slate hearth, vaulted ceiling with velux window, double opening patio doors to rear enclosed patio. Hardwood parquet flooring.



**UTILITY ROOM:  
14' 7" x 7' 9" (4.44m x 2.36m)**

Fitted units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, space for fridge freezer, gas boiler, PVC patio door to rear.





**FIRST FLOOR**

**BRIGHT LANDING**



**BEDROOM (3):**  
11' 10" x 8' 11" (3.61m x 2.72m)



**BEDROOM (1):**  
12' 4" x 11' 10" (3.76m x 3.61m)



**BEDROOM (4):**  
15' 7" x 7' 11" (4.75m x 2.41m)  
Built in bed with drawers beneath.

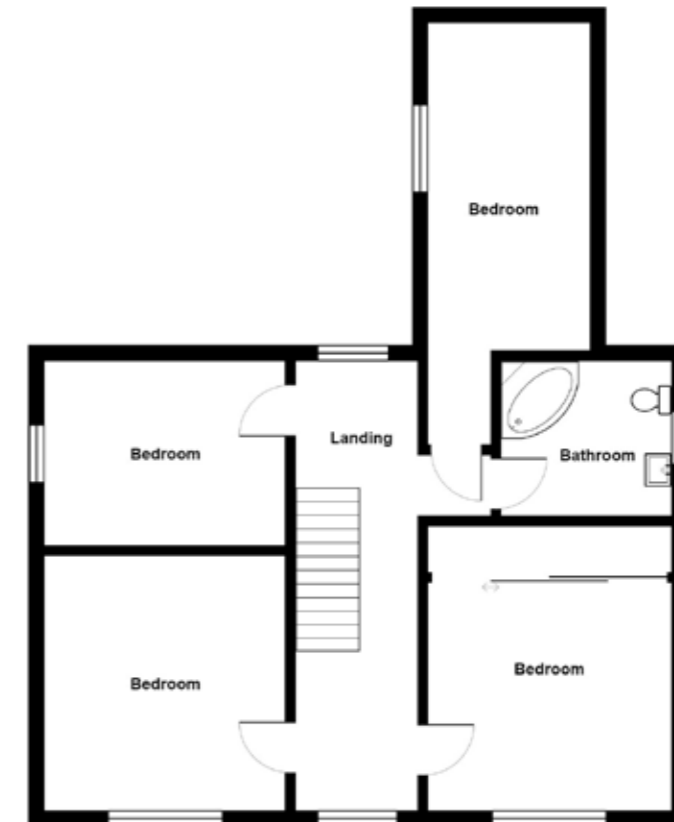
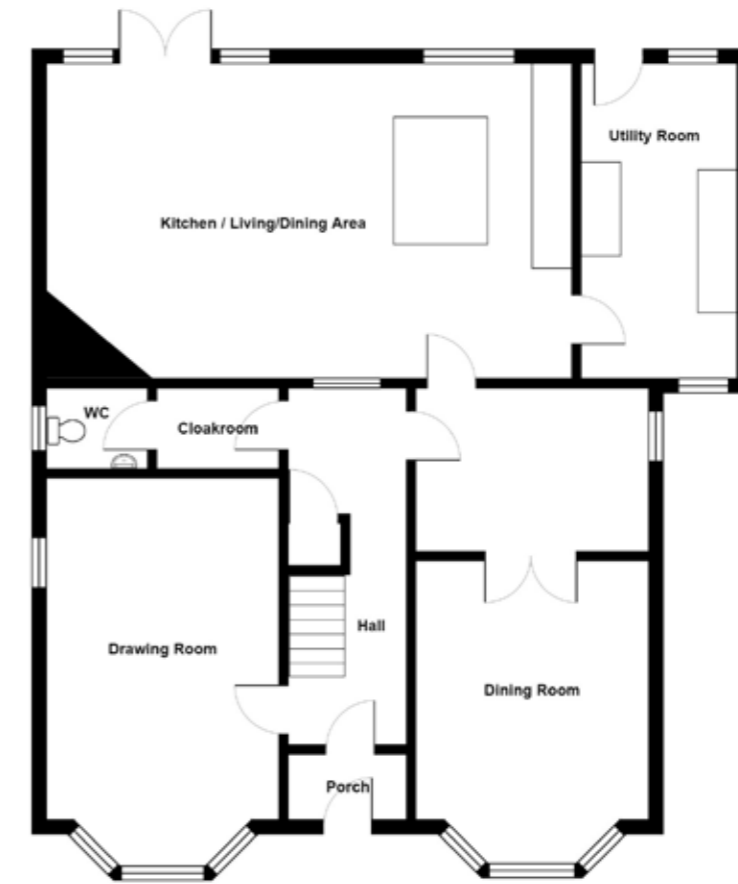


**BEDROOM (2):**  
11' 10" x 11' 7" (3.61m x 3.53m)  
Built in sliding wardrobes.

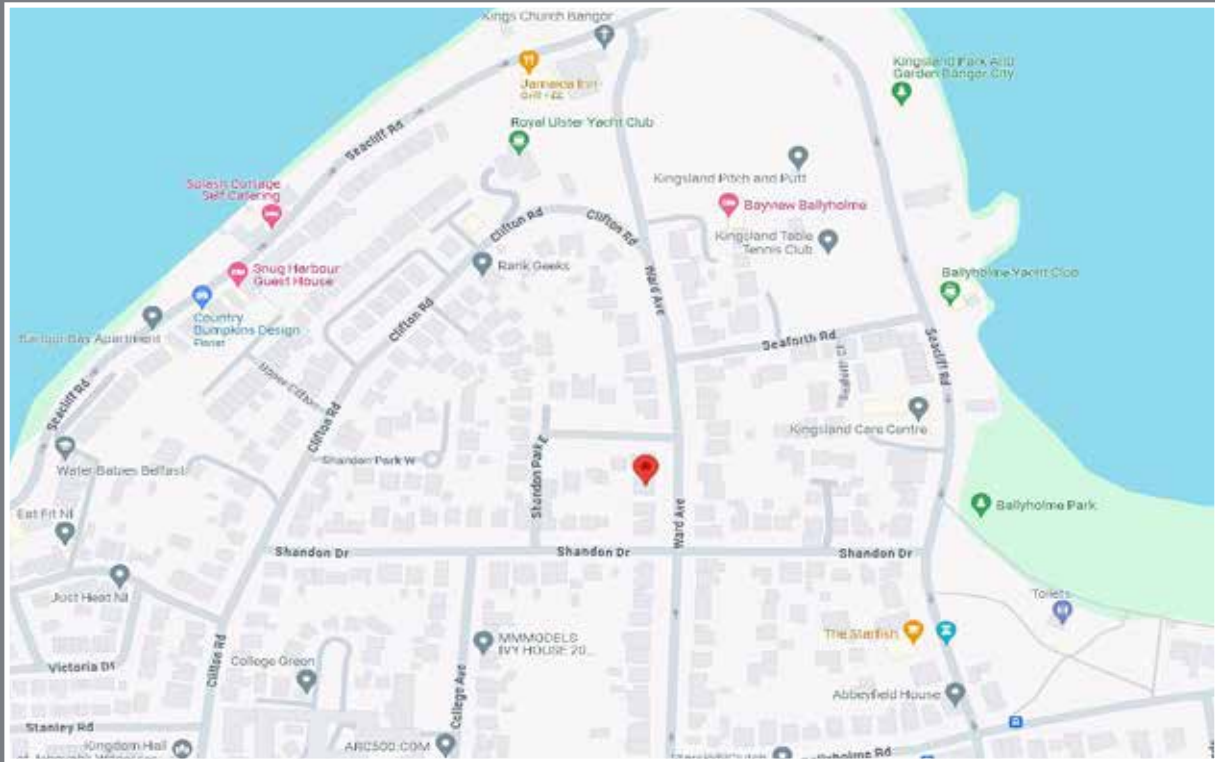


**BATHROOM:**  
Low flush WC, pedestal wash hand basin, corner bath with shower attachment, tiled floor, fully tiled walls, recessed lighting.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0079-0218-4104-0827-5704

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E southbelfast@simonbrien.com

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E holywood@simonbrien.com

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E eastbelfast@simonbrien.com

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.