simonBRIEN
RESIDENTIAL

1a Grandmere Park, Bangor, BT20 5RF

Asking Price £225,000

Telephone 02890 428989
www.simonbrien.com

KEY FEATURES

- Three bedroom semi-detached home
- Situated in the heart of Ballyholme
- Constructed c. 20 years ago
- Living room with gas fire
- Kitchen and dining room to the rear
- Downstairs WC
- Three bedrooms
- Bedroom one with ensuite shower room
- Main bathroom on first floor
- Gas central heating
- Double glazed windows
- Driveway parking
- Low maintenance rear garden with private aspect
- Highly convenient location one minute from Ballyholme Primary School, Ballyholme Village and a short walk to Ballyholme beach

SUMMARY

We are delighted to present this three bedroom semi-detached property in Ballyholme. Situated a one minute walk from Ballyholme Primary School, the village and the beach, this house will be sure to appeal to a wide variety of buyers.

Built only 20 years ago, the accommodation comprises of a living room with gas fire, kitchen with separate dining space and a downstairs WC. On the first floor are three bedrooms, bedroom one with ensuite, and a main family bathroom. The property has gas central heating and double glazed windows. Outside there is driveway parking to the front, to the rear is a large enclosed low maintenance garden with a private aspect to surrounding trees.

Early viewing is recommended.

THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood panelled entrance door.

ENTRANCE HALL:

Hardwood strip flooring.

CLOAKROOM:

Low flush WC, pedestal wash hand basin, gas boiler.

simonBRIEN RESIDENTIAL

Telephone 02890 428989
www.simonbrien.com

LIVING ROOM:
14′ 9″ x 12′ 4″ (4.5m x 3.76m)

Hardwood fire surround with gas fire inset.

DINING ROOM:
9′ 5″ x 8′ 9″ (2.87m x 2.67m)

Hardwood strip flooring, sliding glazed door to rear patio, storage cupboard, open to Kitchen.

KITCHEN:
12′ 5″ x 9′ 1″ (3.78m x 2.77m)

High and low level fitted units, porcelain Belfast Sink with mixer taps, 4 ring gas hob with under oven and stainless steel extractor hood, integrated dishwasher, plumbed for washing machine, tiled floor, partly tiled walls, glazed door to rear patio.

simonBRIEN RESIDENTIAL

Telephone 02890 428989
www.simonbrien.com

FIRST FLOOR

LANDING:

Access to roofspace.

BATHROOM:

Low flush WC, pedestal wash hand basin, panelled bath, storage cupboard with shelving.

BEDROOM (1):
10′ 5″ x 10′ 1″ (3.18m x 3.07m)

Fitted with an excellent range of built in sliding wardrobes.

ENSUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin, fully tiled corner shower cubicle.

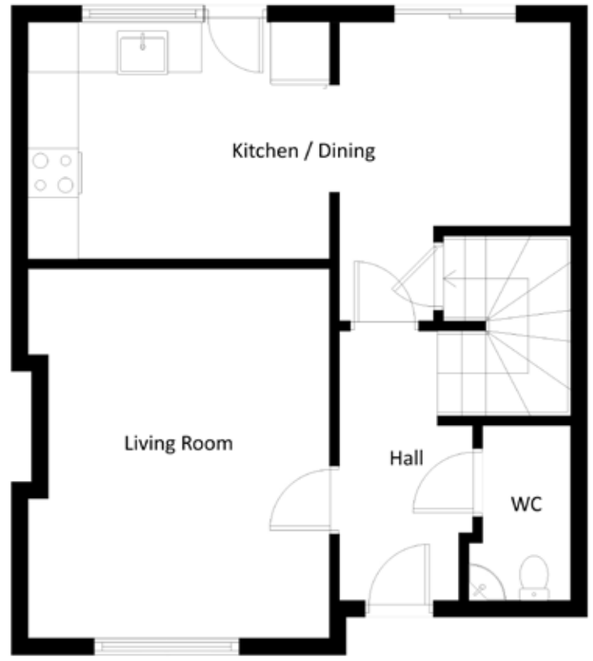
BEDROOM (2):
12′ 5″ x 11′ 2″ (3.78m x 3.4m)

BEDROOM (3):
9′ 5″ x 8′ 8″ (2.87m x 2.64m)

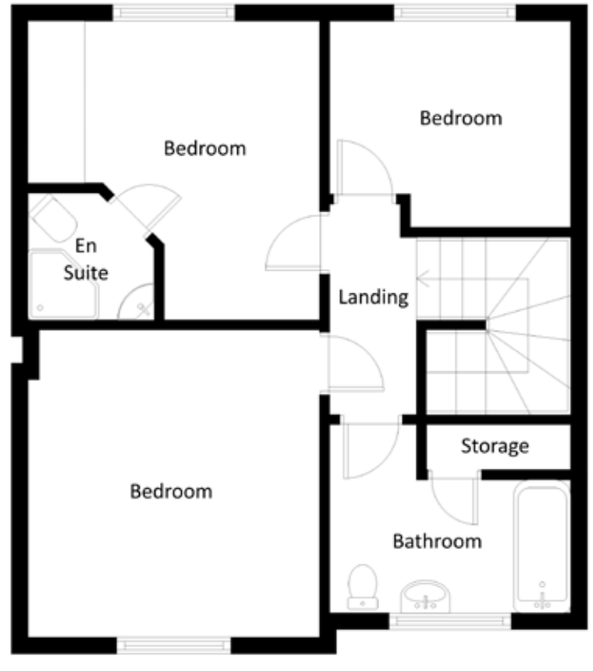
OUTSIDE

Fully paved rear garden, private aspect, water supply, garden shed. Driveway parking to front, electric charging point.

Telephone 02890 428989
www.simonbrien.com



1a Grandmere Park, Bangor (Ground Floor)
Plans for illustrative Purposes Only

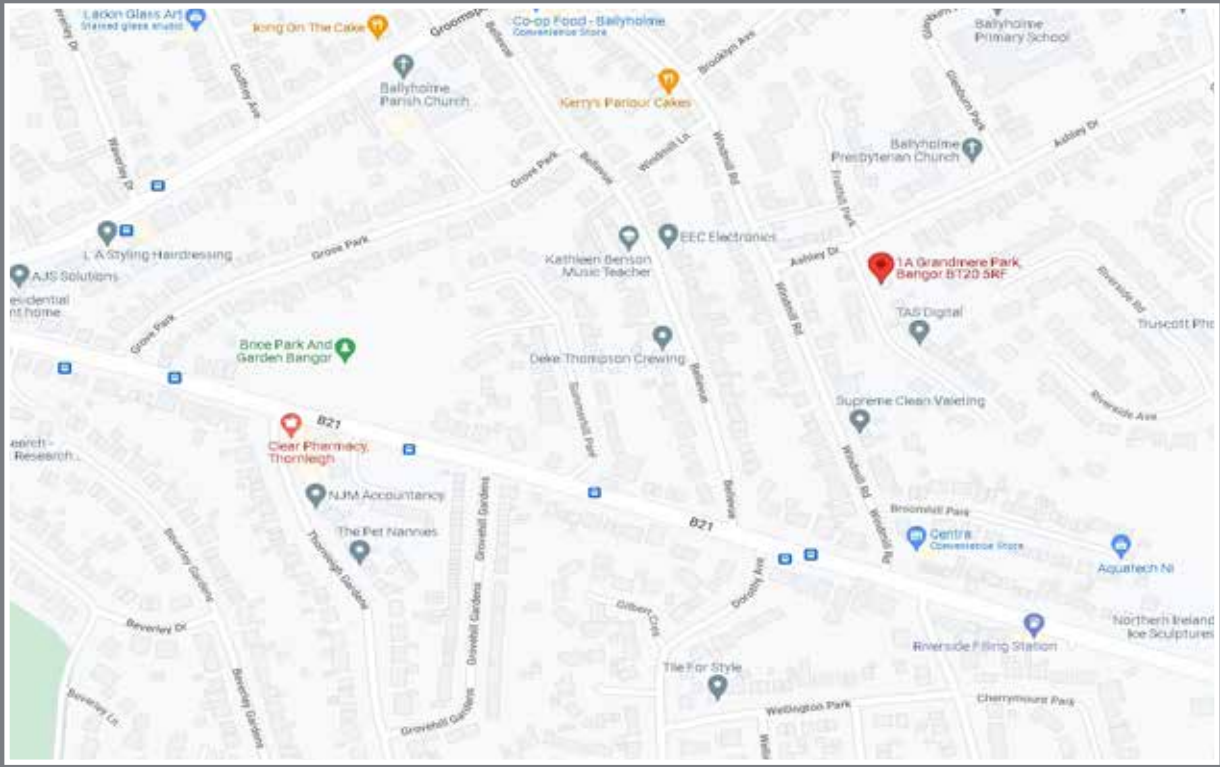


1a Grandmere Park, Bangor (1st Floor)
Plans for illustrative Purposes Only

simonBRIEN RESIDENTIAL

Telephone 02890 428989
www.simonbrien.com

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**

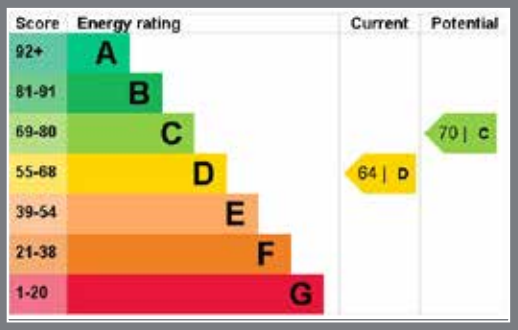
Lettings Department

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**

simonBRIEN RESIDENTIAL

The Property Ombudsman

REF: TB/H/22/AN



EPC REF: 0073-2903-0834-9003-8025

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.