



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

24 BALLYMACONNELL ROAD | BANGOR, BT20 5PN
ASKING PRICE £349,950

**Scan for Property Details
and to Arrange a Viewing**



The Property

Here is an ideal opportunity to purchase an exceptional modern substantial sized semi detached property within the popular area of Ballyholme in Bangor. Finished to an excellent standard throughout and possessing that all-important feeling of warmth and character there is little left to do but move your furniture in and enjoy. The accommodation is bright, spacious and flexible providing a range of different layouts to suit the needs of the home owners. Viewers will be immediately impressed as they enter the spacious reception hall.

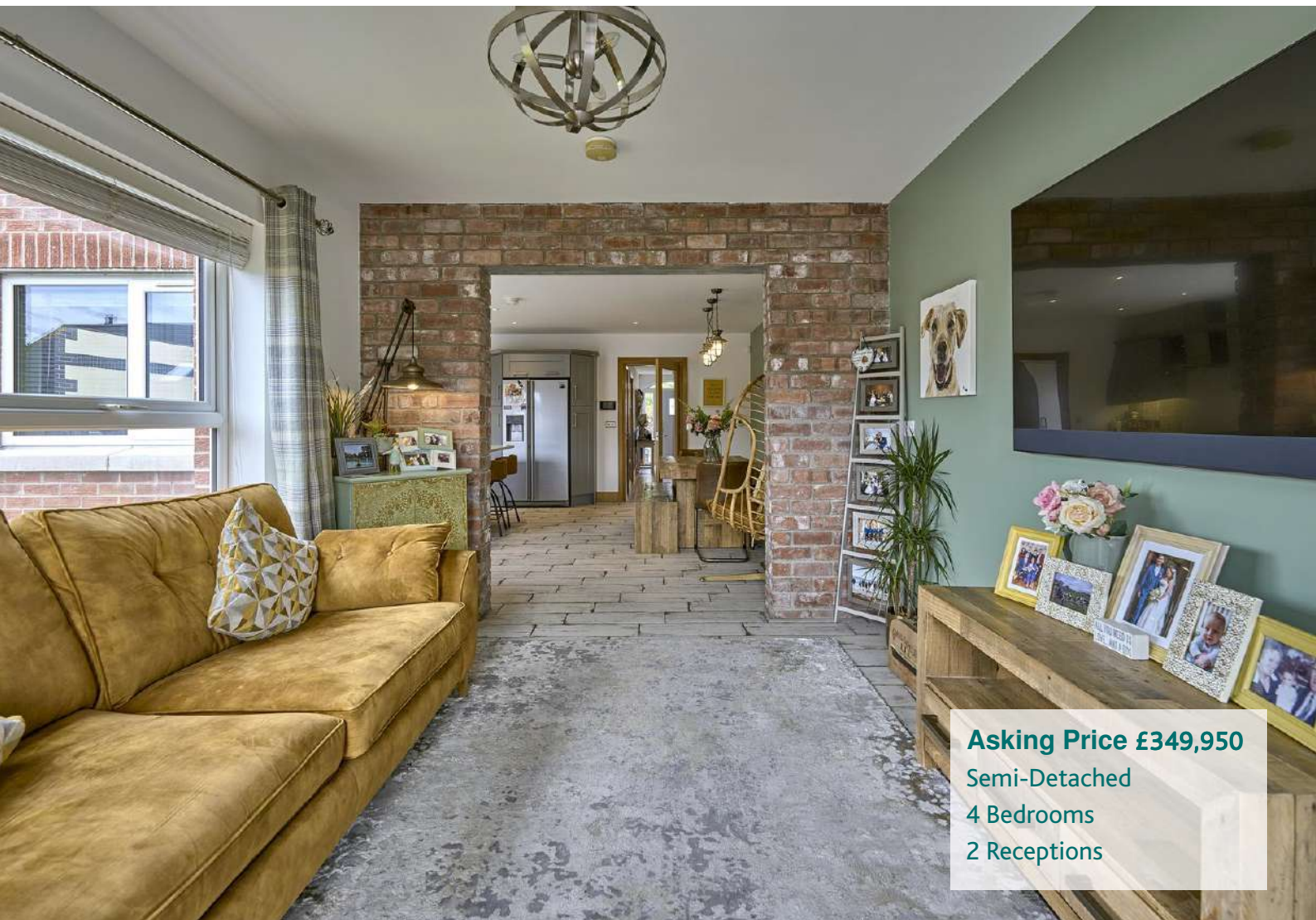
The ground floor comprises living room with feature limestone fireplace, gas coal effect fire and built-in cabinetry to include shelving and cupboard. There is a superb modern fitted kitchen with range of integrated appliances to include wine cooler, quartz work surfaces and island unit with quartz worktop and breakfast bar. The kitchen is open plan to casual dining/family area which in turn then leads to a delightful sun room with Morso wood burning stove, feature natural brick wall and double glazed French doors to the rear garden. Upstairs this fine home is further enhanced by having four well proportioned bedrooms including main bedroom with views to Belfast Lough, dressing room and en suite shower room. There is also a bathroom with four piece white suite to include bath and separate shower.

Outside does not disappoint either. The property is entered via electric remote gates. There is a tarmac driveway and forecourt with excellent parking for cars, caravans, boats and horse boxes, etc, in attractive brick paviour trim which leads to additional parking area. Also at the rear is a garden in lawns with various terraces in attractive brick paviour with westerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun. Other benefits include Phoenix Gas heating which is underfloor on the ground floor, uPVC double glazed windows, utility room, bean vacuum system, downstairs wc and large detached garage with electric remote door.

This property will have wide ranging appeal to a host of potential purchasers. As a result demand is anticipated to be high. The property is conveniently positioned with ease of access to many amenities including shops, cafes, restaurants, schools, Ballyholme beach and village. Bangor town centre, Groomsport and Donaghadee are also easily accessible. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

Property Features

- Outstanding Large Semi Detached Modern Home
- Finished to an Exceptional Standard Throughout Leaving Little Left to do but Move Your Furniture in and Enjoy
- Bright, Spacious and Flexible Accommodation with that All-Important Feeling of Warmth and Character
- Living Room with Feature Limestone Fireplace, Gas Coal Effect Fire and Built-in Cabinetry
- Superb Modern Fitted Kitchen with Quartz Work Surfaces and Range of Integrated Appliances which Include Wine Cooler and Island Unit with Quartz Worktop, the Kitchen is Open Plan to Casual Dining/Family Area
- Sun Room with Morso Wood Burning Stove, Feature Natural Brick Wall and uPVC Double Glazed Doors to Rear Garden
- Separate Utility Room
- Four Well Proportioned Bedrooms
- Main Bedroom with Views to Belfast Lough, Dressing Room and En Suite Shower Room
- Bathroom with Four Piece White Suite to Include Bath and Separate Shower



Asking Price £349,950
Semi-Detached
4 Bedrooms
2 Receptions

Property Features

- Gas Fired Heating, uPVC Double Glazed Windows and Beam Vacuum System
- Underfloor Heating on the Ground Floor
- Property Entered via Electric Remote Control Gates
- Tarmac Driveway and Forecourt with Attractive Brick Paviour Trim Providing Parking for Cars, Caravans, Boats and Horse Boxes, etc
- Additional Parking Area to the Rear
- Large Detached Garage with Electric Remote Roller Door
- Rear Garden in Lawns with Various Terraces in Attractive Brick Paviour, Rear Garden has Westerly Aspect Making an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Conveniently Positioned with Ease of Access to Many Amenities Including Shops, Cafes, Restaurants, Beach and Esplanade
- Bangor Town Centre, Groomspoint and Donaghadee Also Easily Accessible
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Early Viewing Essential

Accommodation

Ground Floor

Spacious Reception Hall

Living Room
18'8" x 12'8"

Sun Room
13'6" x 10'5"

Utility Room

Superb Modern Fitted Kitchen Open Plan to Casual Dining Area
19'3" x 17'1"

Downstairs WC

First Floor

Bedroom One
15'4" x 10'5"

Dressing Room

En-Suite Shower Room

Bedroom Two
14'3" x 10'5"

Bedroom Three
14'3" x 9'6"

Bedroom Four
14'3" x 9'4"

Bathroom

Outside

Electric Remote Control Gates

Large Detached Garage

Rear Garden In Lawns

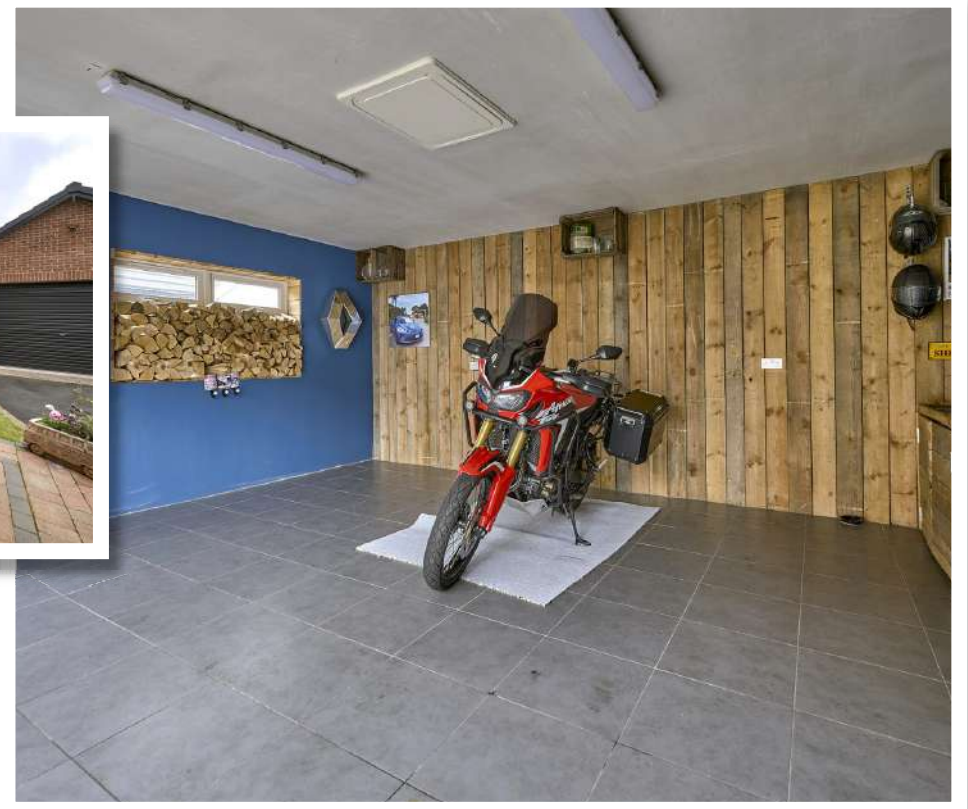
For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk









Directions

Heading along Groomsport Road through Ballyholme Village in the direction of Groomsport turn right onto Ballymacconnell Road.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		84	84
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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