



131 GROOMSPORT ROAD

Bangor, BT20 5NS

Offers around **£624,950**

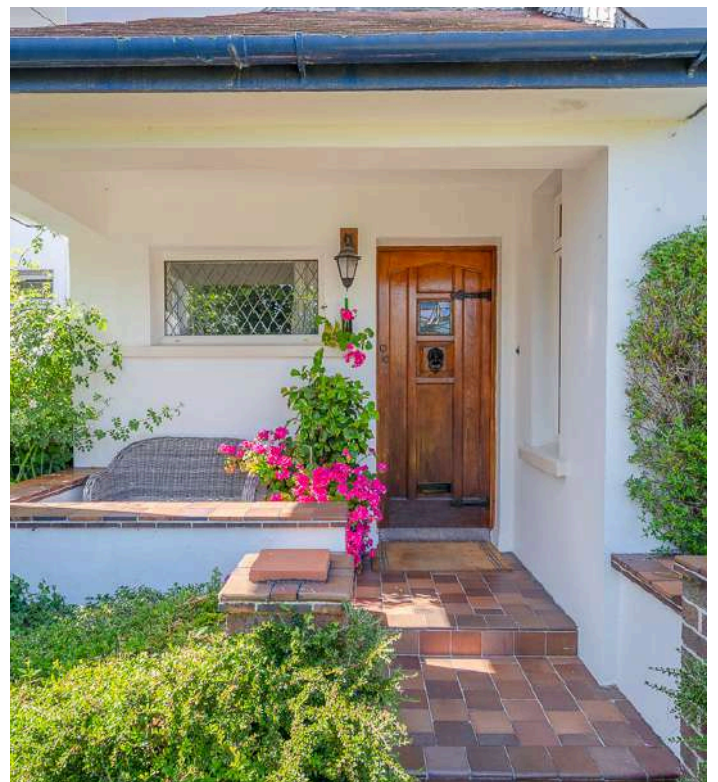


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Located right in the heart of the extremely sought after and ever popular Ballyholme area of Bangor here is an ideal opportunity to purchase an attractive detached family home situated on a magnificent site and offering much more than meets the eye.

The property itself provides that all important feeling of warmth and ambiance highlighted by period features such as stained glass windows, cornice ceiling and solid wooden floors. The accommodation is bright, spacious and flexible providing a range of different layouts to suit the needs of the home owners with the ground floor comprising drawing room, with attractive carved wooden fireplace and open fire, and living room with solid oak floor, attractive brick fireplace and open fire. French doors from the living room lead to a large sun room with feature vaulted ceiling, solid wooden herringbone parquet flooring and French doors to the rear garden. There is also a large superb L-shaped kitchen with range of high and low level solid wood hand painted units and oil fired Aga.

The kitchen is open plan to a casual dining/family area with solid wooden floor and cast iron wood burning stove. There are also French doors to the rear garden. This is undoubtedly the hub of any home. Upstairs you have four well proportioned bedrooms including main bedroom with built-in wardrobes and en suite shower room. One of the bedrooms also has a wash hand basin and there is a bathroom with a three piece suite and under floor heating.



KEY FEATURES

- Drawing Room with Attractive Carved Wooden Fireplace, Open Fire, Cornicing and Stained Glass Window
- Living Room with Solid Oak Floor, Attractive Brick Fireplace, Open Fire, Stained Glass Window and uPVC Double Glazed French Doors to Sun Room
- Sun Room with Feature Vaulted Ceiling, Solid Wooden Herringbone Parquet Flooring and Double Glazed Doors to Rear Garden
- Large L-Shaped Kitchen Open Plan to Casual Dining/ Family Area
- Kitchen Has Range of High and Low Level Solid Wood Hand Painted Units and Oil Fired Aga
- Four Well Proportioned Bedrooms Including Main Bedroom with Built-in Wardrobes and En Suite Shower Room, One of the Other Bedrooms Has a Wash Hand Basin
- Bathroom with Three Piece White Suite and Under Floor Heating
- Exceptional Mature Fully Enclosed Rear Garden with Lawns, Paved Patio Paths and Barbecue Areas in Attractive Stone Paving, Array of Flowers, Plants, Trees and Shrubs



ROOM DETAILS

Ground Floor

- Covered Verand Entrance Porch
- Reception Hall
- Drawing Room 16'10" x 13'11"
- Living Room 16' x 14'
- Sun Room 16'5" x 14'5" "
- L-Shaped Kitchen Open Plan to Living/Casual Dining Area 25'3" x 21'1"
- Downstairs WC

First Floor

- Landing
- Primary Bedroom 15'1" x 10'8"
- Ensuite Shower Room
- Bedroom Two 14' x 14'
- Bedroom Three 14' x 11'9"
- Bedroom Four 9'11" x 9'10"
- Family Bathroom"

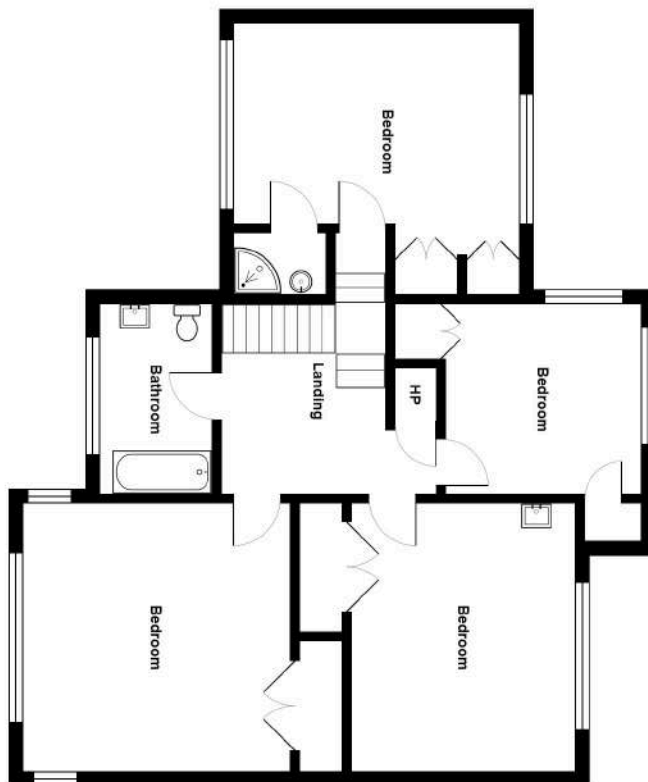
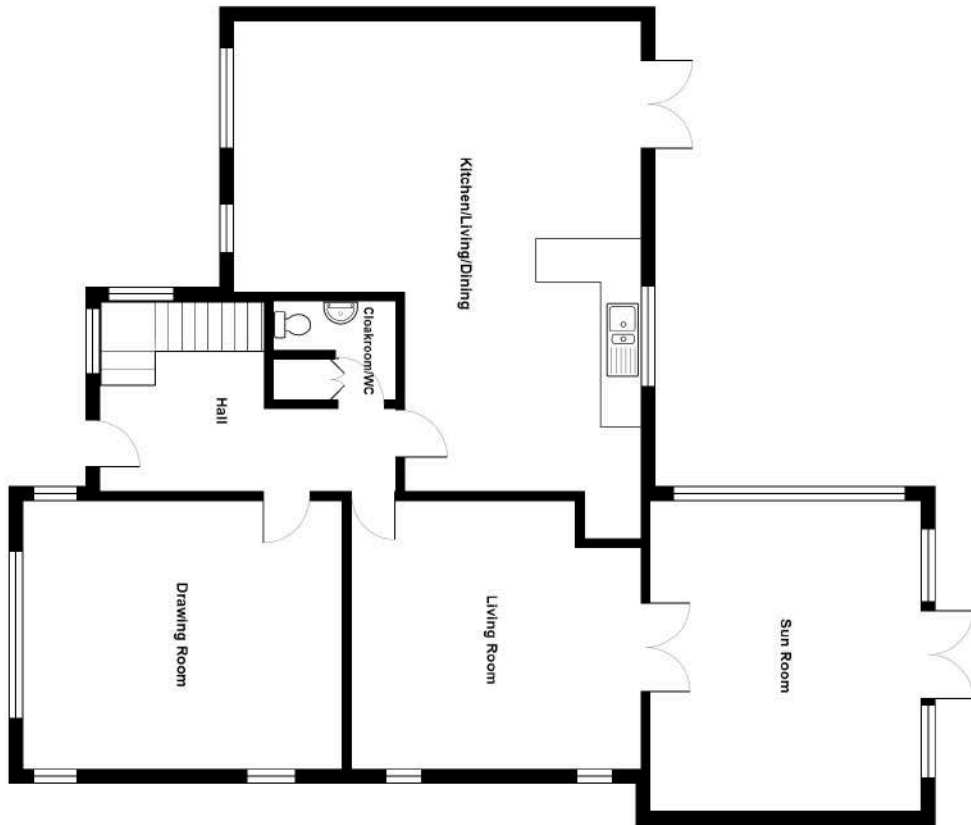
Outside

- Detached Garage 16'6" x 11'6"
- Garden Store
- Exceptional Mature Fully Enclosed Rear Garden with Lawns, Paved Patio Paths and Barbecue Areas in Attractive Stone Paving, Array of Flowers, Plants, Trees and Shrubs
- Stone Pathway Leads to Additional Secret Garden in Lawns with Flowers, Plants, Trees and Shrubs
- Mature Beautifully Presented Front Garden in Lawns with Plants, Shrubs and Trees

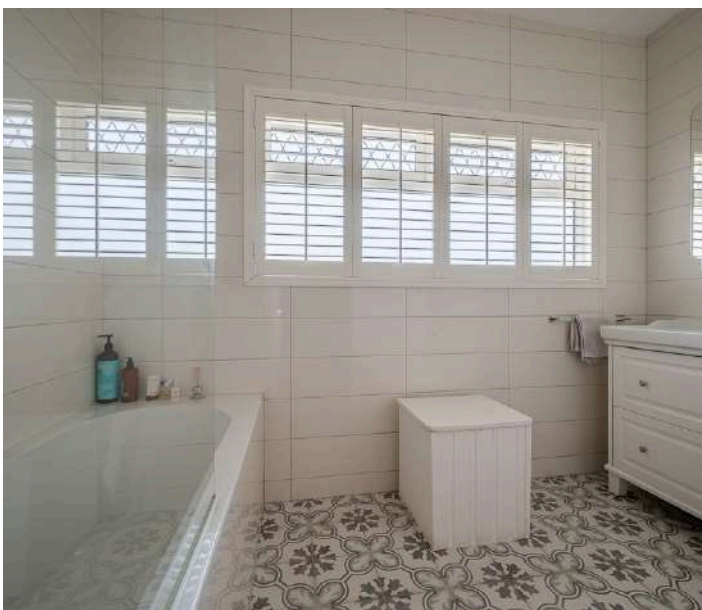




FLOOR PLANS



All measurements are approximate and for display purposes only.



DIRECTIONS

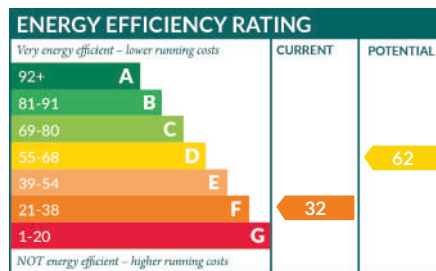
Heading out of Bangor along Groomsport Road Number 131 is on your left just before Morningside.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.



Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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