



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

8 CHURCHILL PARK | Bangor, BT20 5RL  
OFFERS AROUND £159,950



Offers Around £159,950  
Semi Detached  
3 Bedrooms  
2 Receptions



## Property Features

- Well Presented Semi Detached Property Located in Highly Sought After Area of Ballyholme
- Bright and Airy Throughout with an Excellent Degree of Privacy to the Front and Rear
- Superb Sight with Front and Large Private Rear Garden in Lawn
- Spacious Living Room with Open Fire and Outlook to Green
- Fitted Oak Kitchen Open Plan to Dining Area and French Doors to Garden
- Three Well Appointed Bedrooms
- First Floor Bathroom with White Suite
- Brick Paviour Driveway with Parking for Two Cars
- Gas Fired Central Heating
- uPVC Double Glazing
- Within Five Minutes' Walk of Ballyholme Beach, Village and Local Amenities
- Viewing at Your Earliest Opportunity Strongly Recommended

# Accommodation

## Ground Floor

Reception Hall

Living Room  
13'6" x 12'4"

Kitchen/Dining Area  
19'7" x 10'0"

Sun Room  
12'0" x 10'0"

## First Floor

Landing

Master Bedroom  
13'2" x 10'5"

Bedroom Two  
10'8" x 10'5"

Bedroom Three  
8'5" x 6'5"

Bathroom

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)

This is an excellent opportunity to purchase a well presented semi detached property occupying an excellent site right in the heart of the popular village of Ballyholme. There are many amenities close by which include Ballyholme Primary School, beach, village, shops, the Esplanade, cafes and restaurants, making this a highly desirable place to live.

The accommodation boasts a spacious living room with open fire, solid oak kitchen open plan to dining area, sun room with outlook to garden, three well appointed bedrooms and a bathroom with white suite. Outside there is a front and large private rear garden as well as off-street parking for two cars.

We thoroughly recommend viewing at your earliest opportunity to fully appreciate all that is on offer.



# Directions

Travelling along the Groomsport Road, turn right onto Ballymacconnell Road. Churchill Park is located on the right hand side. Churchill Park can also be accessed off Ashley Drive.



All measurements are approximate and for display purposes only.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		69	73
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



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