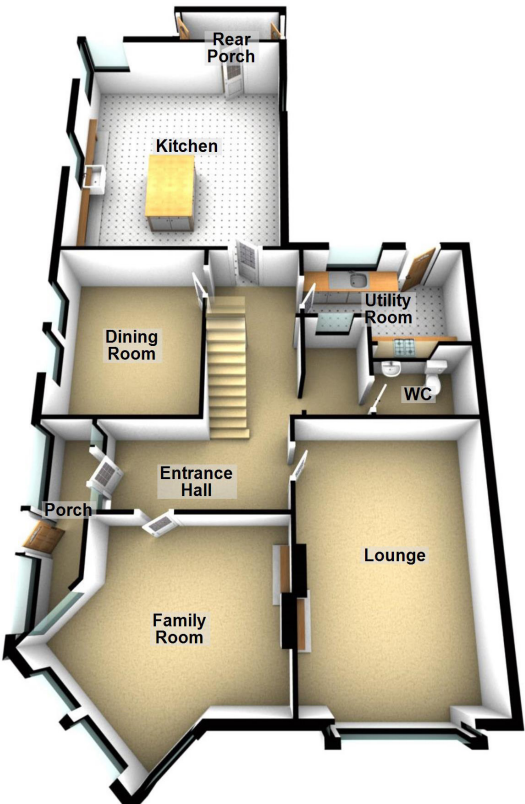


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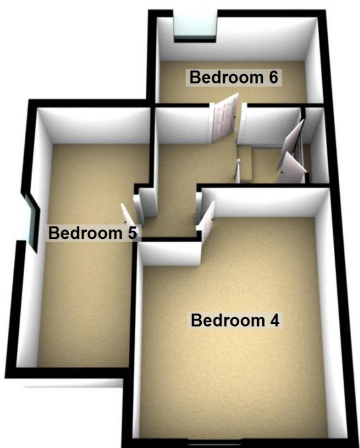
Ground Floor



First Floor



Second Floor



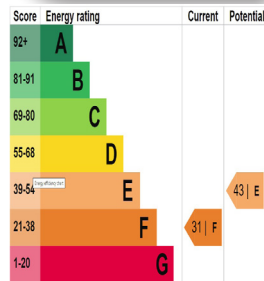
FOR
SALE

30 Bryansburn Road, Bangor West

Offers Over £349,950

- 'Edwardian' Semi Detached Villa
- Constructed c.1890 & c.2,650 sqft
- Prestigious Bangor West Location
- Many Original Features Retained
- 6 Bedrooms & 3 Reception Rooms

- Spacious Kitchen / Dining Area
- Utility & Ground Floor W.C.
- Oil Fired Central Heating
- Spacious Front Lawn Garden
- Enclosed Paved Courtyard



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Ground Floor

Entrance Porch

Spacious Entrance Porch in Glazing & a Solid Wooden Door located under the Balcony. Leading into the Entrance Hall.

Lounge (18' 5" x 12' 10")

Spacious front aspect Reception Room leading into Box Bay Window and a feature tile surround Fireplace with a Wooden Mantel. This traditional room is complete with Ceiling Cornicing and deep skirting boards.

Family Room (13' 5" x 12' 10")

Front aspect Reception Room with a beautiful square corner Bay Window & a feature tile surround Fireplace with a Wooden Mantel.

Dining Room (12' 8" x 10' 11")

Side aspect Reception Room.

Kitchen (19' 6" x 16' 8")

Spacious Kitchen with an excellent range of high and low level fitted Wooden 'Shaker' Style Units with Stone Worktops and a matching Island Unit. Fitted with a 'Belfast' Style Sink Unit, an Integrated Dishwasher and complete with wooden flooring.

Utility Room (12' 0" x 7' 4") at widest point

Range of high and low level fitted units with complimentary worktops and an integrated hob & Oven. Plumbed for utilities and a door leads to the enclosed courtyard.

W.C.

Two-piece suite comprising a W.C. and a Pedestal Wash Hand Basin.

First Floor

Master Bedroom (18' 6" x 12' 10")

Front aspect double Bedroom with traditional Ceiling Cornicing and deep skirting boards. Fitted Wash Hand Basin with storage.

Bedroom Two (13' 5" x 12' 0")

Front aspect double Bedroom with a beautiful square corner Bay Window, traditional Ceiling Cornicing, Deep Skirting Board and offering multiple aspects.

Bedroom Three (12' 10" x 11' 0")

Side aspect double Bedroom with traditional Ceiling Cornicing.

Bathroom (12' 10" x 11' 0") at widest point

Spacious Bathroom. Four-piece suite comprising a Bath, Push Button W.C., Pedestal Wash Hand Basin & Corner Shower Cubicle.

Separate W.C.

Comprising a Push Button W.C. and complete with tiled walls.

Second Floor

Bedroom Four (15' 10" x 12' 10")

Front aspect double Bedroom.

Bedroom Five (17' 7" x 8' 0") at widest point

Bedroom with access to Eaves Storage.

Bedroom Six (11' 10" x 6' 10")

Rear aspect Bedroom.

Outside

Front Lawn Garden with mature Shrubs & Trees, a driveway provides off-road parking. Also a separate enclosed courtyard.

Garage (21' 6" x 12' 10")

Up & Over Door from the driveway, separate access from rear courtyard and fitted with power.

