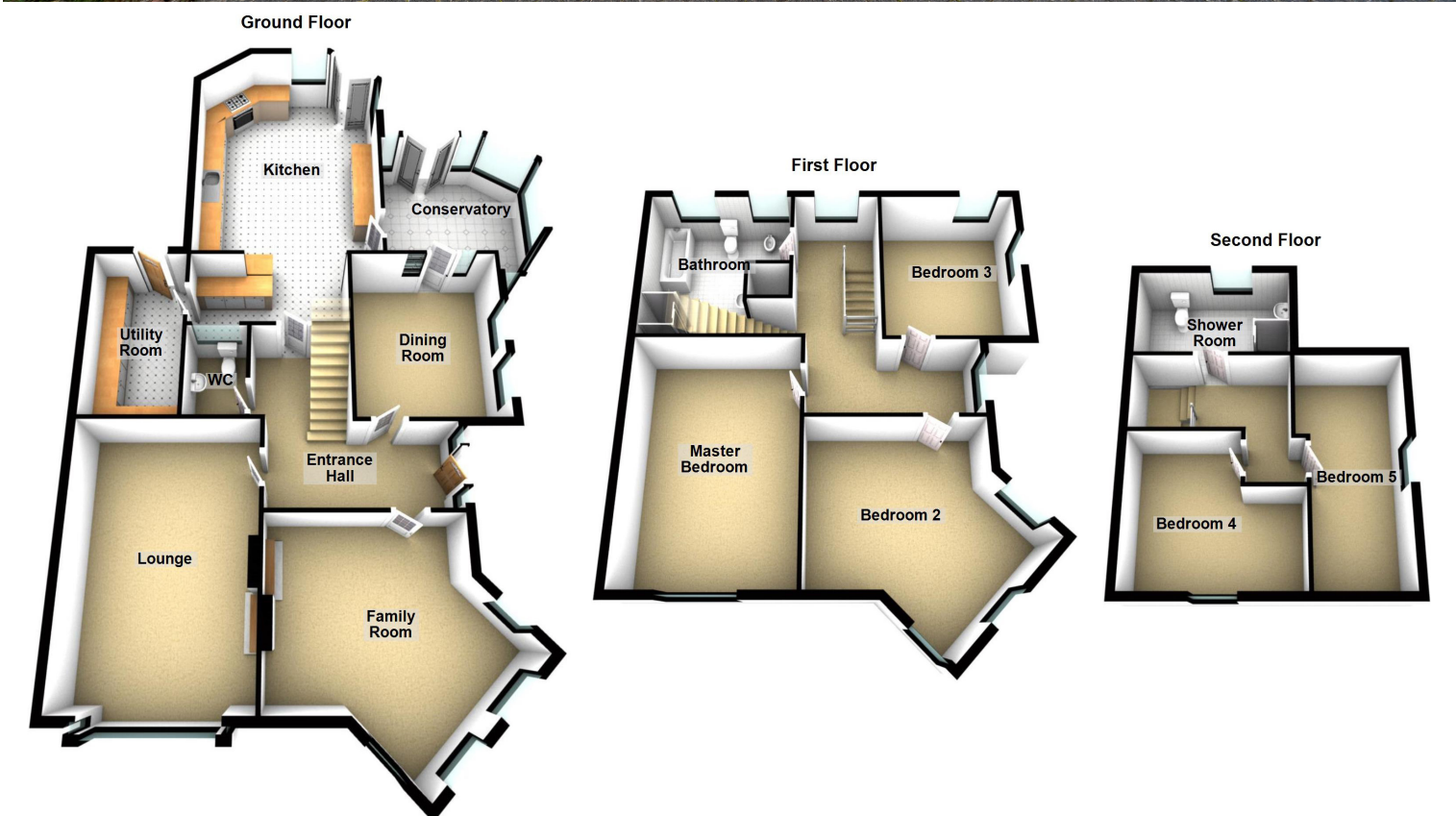


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PROPERTY ESTATES



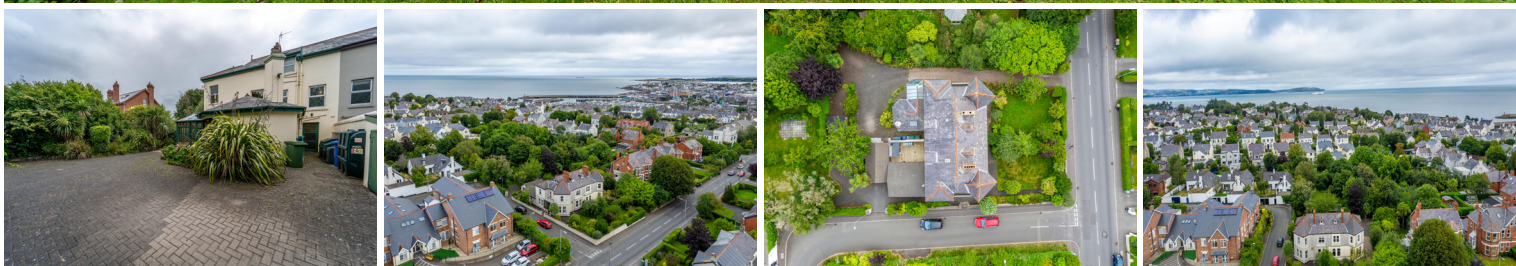
These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.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

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PROPERTY ESTATES



FOR SALE

28 Bryansburn Road, Bangor West
Offers Over £450,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	35 F
1-20	G		

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

- Spacious Kitchen / Dining Area
- Utility & Ground Floor W.C.
- Conservatory
- First Floor Bathroom
- Second Floor Shower Room

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Ground Floor

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

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

Family Room (13' 5" x 12' 0")

Front aspect Reception Room with a beautiful square corner Bay Window, a feature tile surround Fireplace with a stunning Marble Mantel and this traditional room is complete with Ceiling Cornicing and deep skirting boards.

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

Spacious Reception Room with Wooden floor & leads through to:

Conservatory (12' 3" x 10' 6") at widest point

Rear aspect Conservatory complete with tiled floor and access to the rear garden. Separate access to:

Kitchen (19' 3" x 14' 8")

Spacious Kitchen with an excellent range of high and low level fitted Wooden 'Shaker' Style Units with Stone Worktops, a Stainless-Steel Sink Unit, an Integrated Dishwasher, an integrated Fridge and completed in a mixture of wooden & tiled flooring.

Utility Room (12' 8" x 7' 0")

Range of high and low level fitted units with complimentary worktops. Tiled floor and a door leading to the Rear Garden.

W.C.

Comprising a W.C. and a Pedestal Wash Hand Basin. Tiled floor.

First Floor

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

Front aspect double Bedroom with traditional Ceiling Cornicing and deep skirting boards. Range of fitted Wardrobe Storage.

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

Front aspect double Bedroom with a beautiful square corner Bay Window offering multiple aspects.

Bedroom Three (12' 7" x 11' 1")

Rear aspect double Bedroom with traditional Ceiling Cornicing.

Bathroom (12' 6" x 11' 9") at widest point

Spacious Bathroom with a five-piece suite comprising a tile surround bath, a V.C., a Bidet, a Pedestal Wash Hand Basin and a walk-in fully tiled shower enclosure.

Second Floor

Bedroom Four (13' 0" x 10' 11") at widest point

Double Bedroom with access to Eaves Storage.

Bedroom Five (17' 9" x 8' 0")

Double Bedroom with access to Eaves Storage.

Shower Room (11' 9" x 6' 8")

Three-piece suite: V.C., Pedestal Wash Hand Basin & Shower.

Outside

Front

To the front of the Property there is a garden laid in lawn with lined with mature shrubs and trees that also offer a good degree of privacy from the road.

Rear

To the rear of the Property there is a spacious brick paved area providing an ideal place to relax or entertain and offers ease of maintenance.

