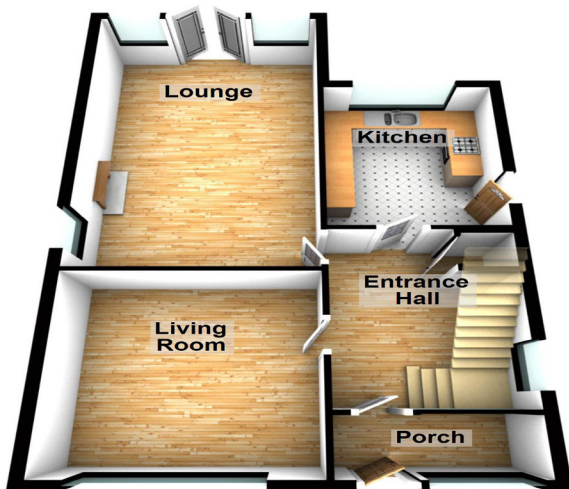


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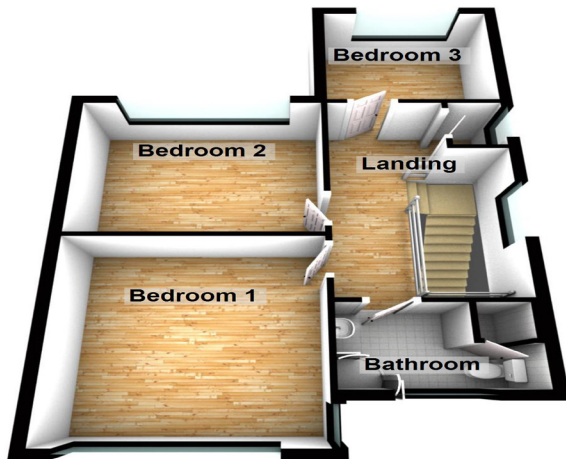
PROPERTY ESTATES



Ground Floor



First Floor



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

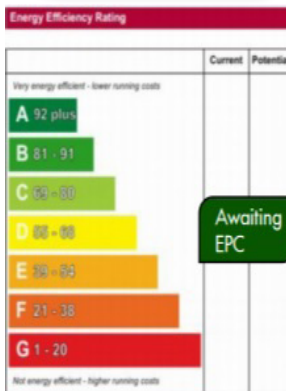


FOR  
SALE

46 Donard Avenue, Bangor

Offers Over - £269,950

- Detached Family Home
- Sought After Bangor West Location
- Three First Floor Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- First Floor Bathroom Suite
- Gas Fired Central Heating
- Driveway for off Road Parking
- Rear Garden / Entertainment Area to Include Bar



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Independent Property Estates are delighted to offer to the Sales Market Number 46 Donard Avenue, Bangor.

This deceptively spacious detached Family Home located in the sought after Donard Avenue, Bangor West is conveniently located to Bangor Town Centre, local Primary Schools and Shopping Facilities.

## Ground Floor

### Entrance Porch (9' 00" x 3' 08")

Accessed via a uPVC and Glazed Door, complete with Tiled Flooring. Leading to:

### Entrance Hall (12' 04" x 8' 11")

Bright and Spacious with Laminate Wooden Flooring and access to downstairs storage.

### Living Room (13' 03" x 12' 04")

Front aspect Reception Room with Laminate Wooden Flooring.

### Lounge (22' 01" x 12' 04")

Rear aspect Reception Room with Laminate Wooden Flooring, an open Fire with a Wooden Mantle, a Cast Iron Surround and a Tiled Hearth. Complete with access to the rear via uPVC and Glazed double Doors.



### Kitchen (12' 00" x 8' 10")

Fitted Kitchen with a range of high- and low-level units with complimentary worktops, a 1 & 1/2 Bowl Stainless Steel Sink Unit and is plumbed for an American Fridge Freezer. Access to Rear via a uPVC and Glazed Door.

## First Floor

### Landing (9' 09" x 8' 11")

Bright and spacious with access to a built-in storage Cupboard and access to the Roof-space.

### Principal Bedroom (13' 05" x 12' 04")

Front aspect double Bedroom with Laminate Wooden Flooring.

### Bedroom Two (12' 04" x 10' 06")

Rear aspect double Bedroom with Laminate Wooden Flooring.

### Bedroom Three (8' 11" x 8' 04")

Front aspect double Bedroom with Laminate Wooden Flooring.

### Bathroom (8' 10" x 5' 05")

Three-piece Bathroom Suite comprising a Corner Shower with a Mira Sport Electric Shower, a Push Button W.C. and a Wash Hand Basin. Complete with tiled floor, Tiled Walls, Spotlights, an Extractor Fan and a feature Anthracite Heated Wall Radiator.



## Outside

### Front

A Driveway in loose Stone providing off-road parking.

### Rear

A Fence enclosed Garden / Entertainment area with access to:

### Bar & Utility Area (15' 06" x 8' 10")

Plumbed for a Washing Machine and a Sink Unit. Complete with Light, Power and feature insulated Wood Panel Walls and Ceiling.

### W.C. (4' 08" x 4' 06")

Two-piece white Suite comprising a Push Button W.C. and a Sink Unit. Complete with and feature insulated Wood Panel Walls and Ceiling.