

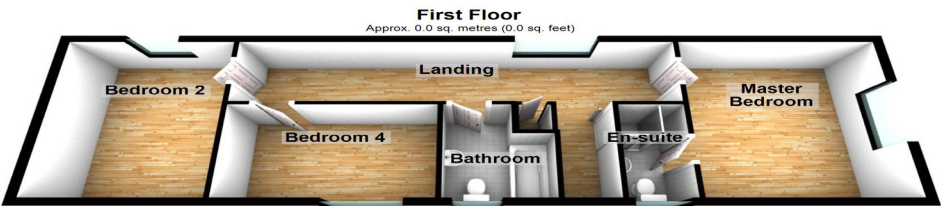
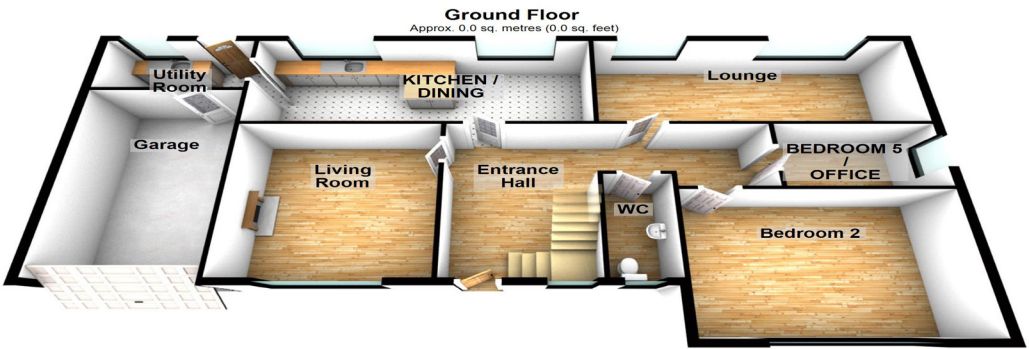
Independent

PROPERTY ESTATES



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Total area: approx. 0.0 sq. metres (0.0 sq. feet)



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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FOR
SALE

5 Kinwood Road, Bangor
Offers Over - £289,950

- Stunning Detached Family Home
- Sought After Residential Area
- Three First Floor Bedrooms
- Two Ground Floor Bedrooms
- Principal Bedroom Ensuite Shower
- Two Reception Rooms
- Luxury Fitted Kitchen / Dining Area
- First Floor Bathroom Suite
- Ground Floor W.C.
- Driveway for Parking & Access to Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	63 D
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Entrance Hallway (14' 02" x 9' 03")

Access via a Composite and glazed Door. Complete with Laminate Wooden Flooring and access to built-in Storage.

W.C. (9' 09" x 4' 01")

Two piece white Suite comprising a Pedestal Wash Hand Basin with a feature Tiled Splashback and a W.C. Complete with Laminate Wooden Flooring.

Bedroom 4 (14' 06" x 13' 06")

Front aspect double Bedroom complete with Laminate Wooden Flooring.

Bedroomn Five / Office (9' 11" x 7' 10")

Rear aspect Bedroom, currently being used as a Home Office. Complete with Laminate Wooden Flooring.

Lounge (20' 11" x 9' 07")

Rear aspect reception Room.

Living Room (15' 03" x 14' 02")

Front aspect reception Room with a feature Wood Burning Stove with a Polished Granite Mantle and Hearth with a Metal Insert.

Luxury Kitchen / Dining (22' 02" x 9' 00")

Luxury Fitted Kitchen with a range of high- & low-Level Units with complimentary Roller Edge Worktops and a Breakfast Bar for casual Dining, an Integrated eye level double Oven, a Fridge / Freezer, a Hotpoint Four Ring Ceramic Hob with Extractor Hood Over and a 1 & 1/2 Bowl Sink & Drainer Unit. Complete with Tiled Flooring, part Tiled Walls and access to:

Utility Room (9' 10" x 5' 04")

Range of low-level Units with complimentary Roller Edge Worktops and a Stainless-Steel Sink / Drainer Unit. Complete with Tiled Flooring and plumbing for a Washing Machine. Access to Garage and rear Garden.

First Floor

Landing (31' 04" x 4' 06")

Bright and Spacious with Laminate Wooden Flooring, a Velux Window providing ample natural Light, access to Hotpress and Eaves Storage.

Principal Bedroom (12' 11" x 11' 11")

Rear aspect double Bedroom with access to:

Ensuite Shower Room (9' 10" x 5' 10")

Three piece Suites comprising a Pedestal Wash Hand Basin with a feature Tiled Splashback, a W.C. and a Corner Shower with a Mira Electric Shower over.

Bedroom Three (14' 04" x 10' 00")

Front aspect double Bedroom with a Velux Window, access to Eaves Storage and Roofspace.

Bedroom Two (14' 11" x 10' 00")

Rear aspect double Bedroom complete with a Velux Window.

Bathroom (9' 07" x 7' 00")

Three-piece suite comprising a Wash Hand Basin with a feature Tiled Splashback and a Vanity Unit under a Low Flush W.C. and a Bath with a Mira Electric Shower over. Complete with Tiled Flooring and a Velux Window.

Outside

Front

A mixture of a Lawn Garden, Flowerbeds and a Driveway with ample parking for multiple Vehicles and access to the Garage.

Rear

There is a Fence enclosed Garden to the Rear with a mixture of Lawn, Paving and a raised Decking area which is ideal for Entertaining or Relaxing and a Gate providing access to the front of the Property.

Garage (20' 01" x 9' 10")

Dual access via a front Electric 'Up and Over Door' and a separate rear door to Utility Room. Complete with light and power.

