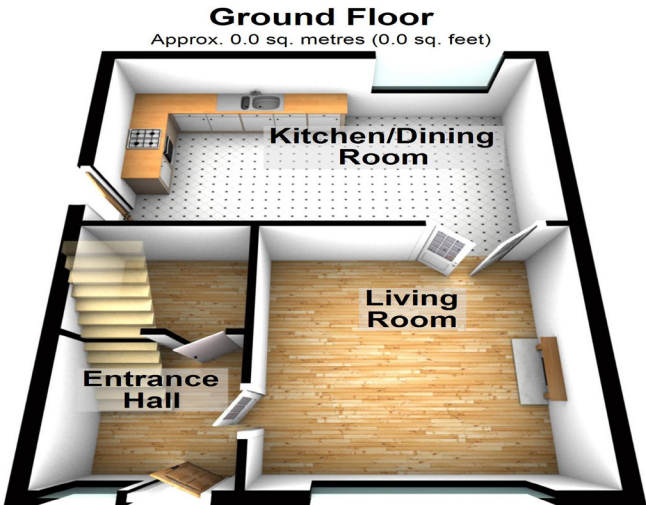




Independent

PROPERTY ESTATES



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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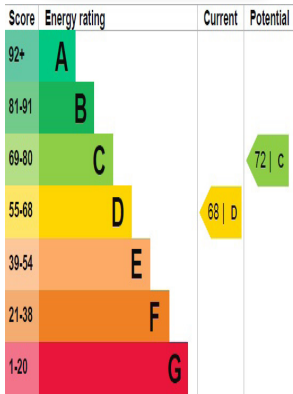
Independent

PROPERTY ESTATES

FOR
SALE

2 Blair Park, Bangor
Offers Over - £179,950

- Stunning Detached Family Home
- Sought After Towerview Location
- Three First Floor Bedrooms
- One Reception Room
- Luxury Fitted Kitchen / Dining Area
- First Floor Bathroom Suite
- Roof Space Converted to Office / Additional Bedroom Space
- Gas Heating, Detached Garage
- Rear Enclosed Lawn Garden



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Ground Floor

Entrance Hall (6' 06" x 6' 04")

Accessed via a uPVC and Glazed Door. Complete with Laminate Wooden Flooring.

Store (6' 06" x 3' 10")

Complete with Laminate Wooden Flooring.

Living Room (13' 07" x 11' 10")

Front aspect Reception Room with a feature open Fire with a Tiled Hearth, Surround and a Wooden Mantle. Complete with Laminate Wooden Flooring and double Doors provide access to:

Kitchen / Dining Area (18' 10" x 10' 11")

Fitted Kitchen with a range of high- and low-level units with complimentary roller edge worktops, a Stainless-Steel Sink and Drainer Unit, plumbed for a Dishwasher and a Washing Machine, Extractor Hood and recessed Spotlights. Complete with Laminate Wooden Flooring and access to the side / rear of the Property.

First Floor

Landing (8' 08" x 6' 11")

Bright and spacious with access to the floored Roof-space via a Slingsby Ladder. Complete with access to built-in Storage.

Principal Bedroom (13' 08" x 11' 10")

Front aspect double Bedroom with built-in slide robes.

Bedroom Two (11' 07" x 10' 11")

Rear aspect double Bedroom.

Bedroom Three (8' 07" x 7' 11")

Front aspect Bedroom.

Bathroom (7' 01" x 6' 10")

Five-piece Bathroom Suite comprising a free-standing Bathtub, a walk-in Corner Shower with a Mains Shower over, a Bidet, a Low Flush V.C., and a Sink with a Vanity unit under. Complete with a heated wall mounted Radiator and an Extractor Fan.

Floored Roof space (18' 03" x 8' 03")

Currently being used as Office space and an additional double Bedroom. Complete with Laminate Wooden Flooring, Insulated Wood Panel Ceiling and Walls and a Velux Window providing ample natural Light.

Outside

Front

Driveway providing off Road Parking for multiple Vehicles and access to the detached Garage.

Rear

Enclosed Garden / Entertainment Area and a detached Garage. This is the perfect place to relax or Entertain guests with a BBQ or a drink or two.

Garage (19' 00" x 9' 04")

Access to the front via a Roller Shutter Door. Complete with Light and Power.

