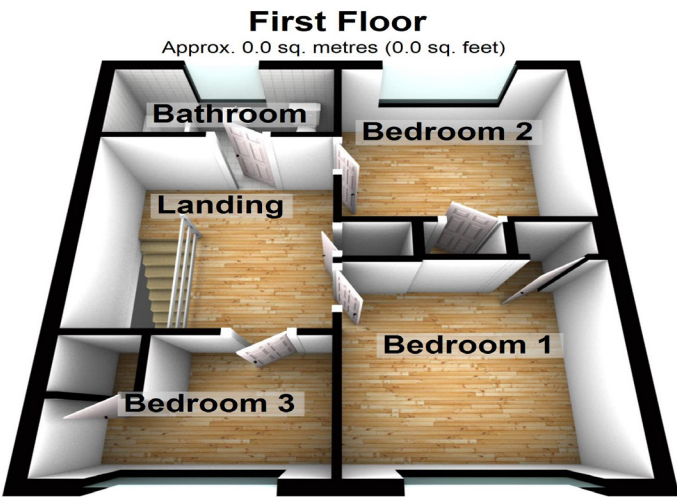
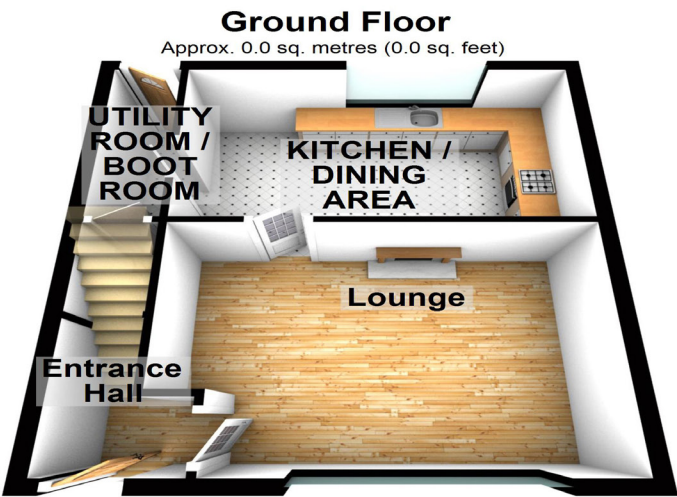


Independent

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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Independent

PROPERTY ESTATES



FOR SALE

6 Ballyminetragh Gardens, Bangor

Offers Over - £99,950

- Mid Terrace Property
- Modernised & Well Presented
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Luxury Kitchen / Dining Area
- Utility Room / Boot Room
- First Floor Bathroom Suite
- Gas Fired Central Heating
- Fence Enclosed Front & Rear Gardens in Artificial Grass

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Independent Property Estates are honoured to introduce to the Sales Market Number 6 Ballyminetragh Gardens, Bangor.

This well presented and modernised Mid Terrace Property comprises of three well proportioned First Floor Bedrooms (each with built-in storage), a spacious Lounge, a luxury fitted Kitchen / Dining Area and a First Floor Bathroom Suite.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing throughout.

Ground Floor

Entrance Hall (4' 11" x 3' 03")

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

Lounge (16' 04" x 11' 09")

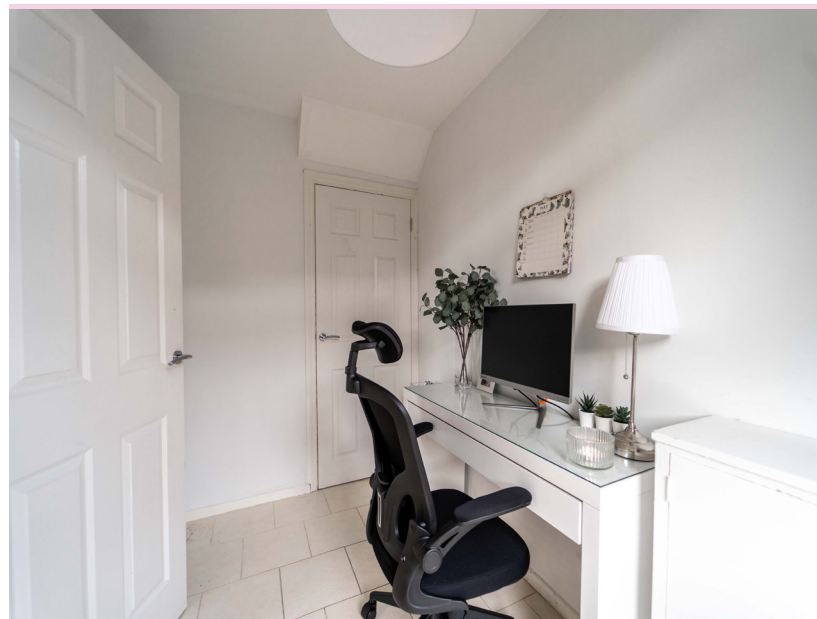
Front aspect Reception Room with Laminate Wooden Flooring and a feature Wall mounted Electric Fire.

Kitchen / Dining Area (13' 03" x 9' 04")

Luxury Fitted Kitchen with a range of high and low level units with complimentary roller edge worktops with matching upstands. Plumbed for a Washing Machine, a Stainless Steel Sink and Drainer Unit, an Integrated Four Ring Ceramic Hob with a feature Glass Splashback and Oven under. Complete with tiled flooring, recessed Spotlights and access to:

Utility Room / Boot Room (9' 05" x 6' 00")

Tiled Flooring, access to understore Storage and a uPVC and Glazed Door provides access to the rear.



First Floor

Landing (8' 01" x 7' 06")

Bright and spacious with access to Hotpress and Roofspace for additional storage.

Master Bedroom (13' 00" x 10' 07")

Front aspect double Bedroom with access to built-in storage.

Bedroom Two (11' 10" x 8' 09")

Rear aspect double Bedroom with access to built-in storage.

Bedroom Three (9' 06" x 7' 05")

Front aspect Bedroom with built-in storage.

Bathroom (7' 07" x 5' 06")

Three piece white Bathroom Suite comprising a Panel Bath with a Mains Shower over, a Wash Hand Basin with Vanity Unit under and a Low Flush W.C. Complete with an Extractor Fan.



Outside

Front

To the front of the Property there is a fence enclosed Garden in Artificial Grass.

Rear

Fence enclosed rear Garden in Artificial Grass.