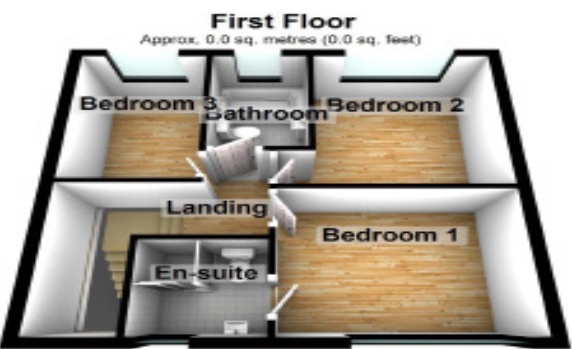
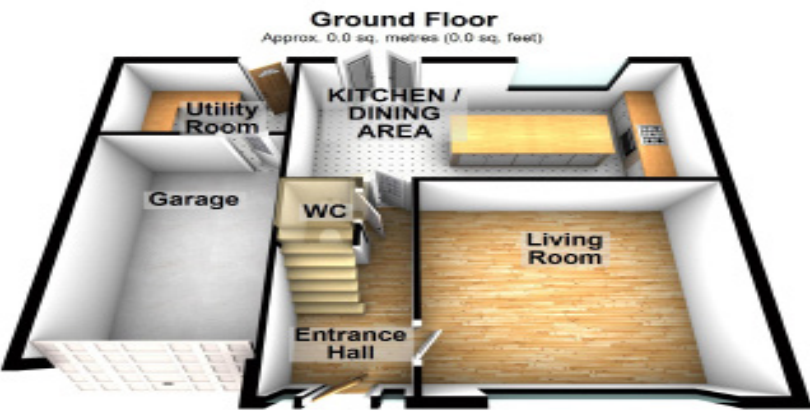


Independent

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

13 Kilmaine Road, Bangor
Offers Over - £189,950

- Semi Detached Property
- Extensively Renovated & Modernised
- Three Bedrooms
- One Reception Room
- Open Plan Kitchen / Dining Area
- Utility Room
- First Floor Bathroom Suite
- Gas Fired Central Heating
- Garage
- Front and Rear Lawn Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Independent Property Estates are delighted to offer to the Sales Market Number 13 Kilmaine Road, Bangor.

This stunning, spacious, recently modernised to an exceptional standard semi-detached Family Home located in the sought-after Kilmaine Area of Bangor is conveniently located to local Primary Schools and Shopping Facilities.

Ground Floor

Entrance Hall (13' 09" x 6' 01")

Accessed via a Composite and Glazed Door. Bright and spacious, complete with Laminate Wooden Flooring, recessed Spotlights and access to under stair Storage.

Living Room (14' 03" x 13' 04")

A bright and spacious front aspect Reception Room with Laminate Wooden Flooring and recessed Spotlights.

Kitchen / Dining Area (20' 08" x 10' 03")

Luxury fitted Kitchen with a range of high- and low-level units with complimentary Quartz worktops and upstands, an Island with Quartz Worktops, a Breakfast Bar area, a 1 & 1/2 Bowl Stainless-Steel Sink with Boiler Tap over, an integrated Dishwasher, an integrated Fridge / Freezer, and an integrated Four Ring Gas Hob with Extractor over. Complete with Laminate Wooden Flooring, recessed Spotlights and uPVC double Doors provide access to the rear and to the:

Utility Room (9' 03" x 6' 06")

A range of high- and low-level Units with complimentary roller edge Worktops, plumbed for a Washing Machine and Tumble-dryer. Complete with Laminate Wooden Flooring and recessed Spotlights. Access to Garage.

W.C. (4' 09" x 3' 08")

Two-piece Suite comprising a Low Flush W.C. and a Wash Hand Basin with a feature Tiled Splash-back and a Vanity Unit under. Complete with Laminate Wooden Flooring, recessed Spotlights and an Extractor Fan.

First Floor

Landing (9' 07" x 5' 09")

Bright and spacious with access to the Roof-space.

Principal Bedroom (10' 08" x 9' 03")

Front aspect double Bedroom with access to:

Ensuite Shower Room (6' 03" x 5' 06")

Three piece Suite comprising a walk-in Shower with a Mains Rainfall Shower over, a Wash Hand Basin with a feature Tiled Splash-back, and a Low Flush W.C. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights and an Extractor Fan.

Bedroom Two (10' 10" x 10' 04")

Rear aspect double Bedroom with recessed Spotlights.

Bedroom Three (6' 07" x 10' 04")

Front aspect double Bedrooms with recessed Spotlights.

Bathroom (7' 09" x 4' 09")

Three-piece white Suite comprising a Bath, a Low Flush W.C. and a Wash Hand Basin with a feature Tiled Splash-back and a Vanity unit under. Complete with a Tiled Flooring, part Tiled Walls and recessed Spotlights.

Outside

Front

Driveway providing off Road Parking for multiple Vehicles, a Lawn Garden and access to the Garage.

Rear

A Fence enclosed Garden / Entertainment Area and access to the Garage. This is the perfect place to relax or Entertain guests with a BBQ or a drink or two.

Garage (15' 06" x 9' 07")

Dual access to the front via a remote-controlled electric Roller Shutter Door and to the rear via the Utility Room. Complete with Light and Power.

