



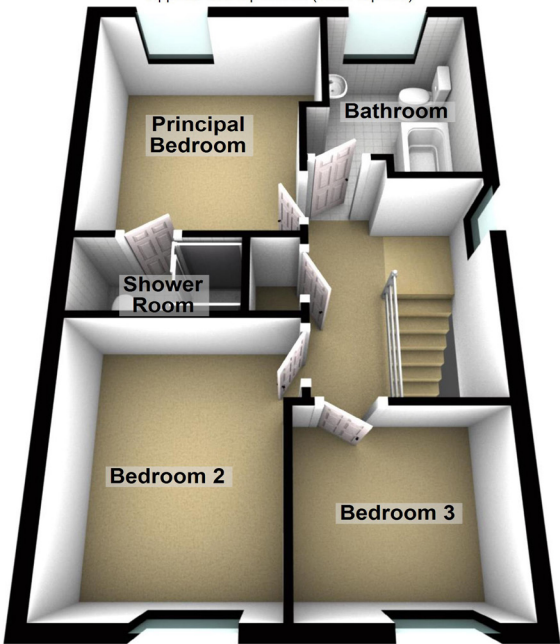
Ground Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 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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3 Cotswold Gardens, Bangor

Offers Over £174,950

- Semi-Detached Family Home
- Well-Presented Throughout
- Three First Floor Bedrooms
- Principal with Ensuite Shower
- Modern Fitted Kitchen with Dining
- Ground Floor W.C.
- First Floor Bathroom Suite
- Gas Fired Central Heating
- Enclosed Rear in Lawn & Paving
- Cul-De-Sac in Popular Area

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This well-presented Semi-Detached Home has been finished to a modern standard throughout and offers living accommodation that is simply ready to move in to and enjoy.

The Ground Floor of the Property comprises of one Reception Room, a modern fitted Kitchen with a range of integrated appliances providing space for dining as well as access to the rear garden and also a W.C.

The First Floor comprises of three well-proportioned Bedrooms (the Principal Bedroom with access to an Ensuite Shower Room) and a modern Bathroom Suite.

Nestled within an attractive cul-de-sac off the Donaghadee Road (close to it's junction with the Circular Road) this Property offers easy access to arterial routes to Belfast and is convenient to Public Transport Links.

Ground Floor

Entrance Hall

PVC Door leading into Entrance Hall complete with Laminate Wooden Flooring.

Lounge (14' 7" x 12' 7") at widest points

Front aspect Reception Room complete with Laminate Wooden Floor.

Kitchen / Dining (12' 5" x 12' 1")

Modern fitted Kitchen with a range of 'Shaker' styler high and low level units with complimentary Worktops. Integrated appliances include: Fridge / Freezer, Washing Machine, Dishwasher, Gas Hob with Oven under and a Stainless Steel Sink Unit. Complete with tiled floor; space for dining and double doors lead to the Rear Garden.

W.C.

White two-piece suite comprising a Push Button W.C. and a Wall Mounted Wash Hand Basin. Complete with tiled floor.

First Floor

Principal Bedroom (11' 5" x 9' 10") at widest point

Rear aspect double Bedroom with access to:

Ensuite Shower Room

White three-piece suite comprising a Push Button W.C., a wall-mounted Wash Hand Basin and a Shower Cubicle with mains shower. Complete with tiled flooring.

Bedroom Two (11' 2" x 8' 10") at widest point

Front aspect double Bedroom.

Bedroom Three (7' 10" x 7' 7")

Front aspect Bedroom.

Bathroom (7' 1" x 6' 0")

White three-piece suite comprising a Panel Bath with Shower attachment, a wall-mounted Wash Hand Basin and a Push Button W.C. Complete with tiled floor.

Outside

Front

Loose stone driveway providing off-road parking.

Rear

Fence enclosed garden laid primarily in lawn as well as a brick paved area ideal for relaxing or entertaining.

