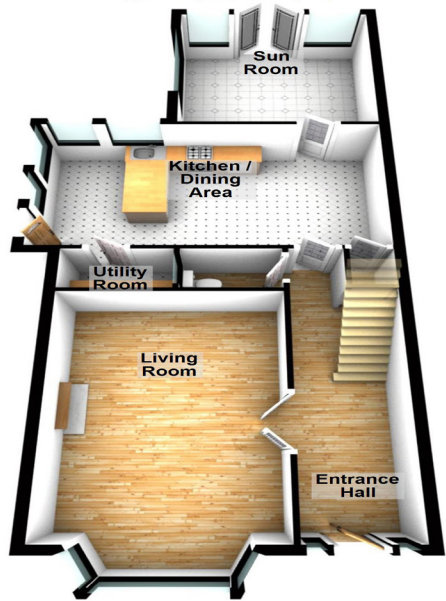


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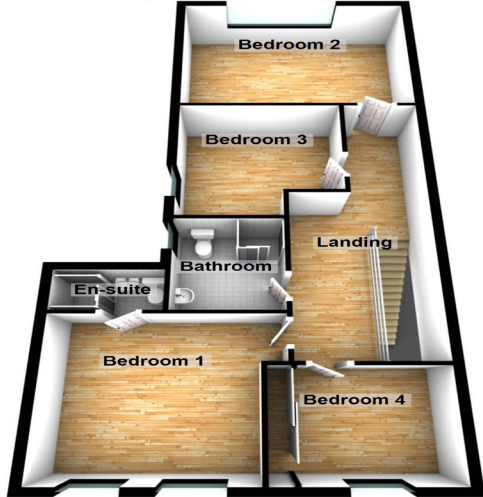
PROPERTY ESTATES



Ground Floor
Approx. 1.7 sq. metres (18.7 sq. feet)



First Floor
Approx. 17.6 sq. metres (189.3 sq. feet)



Total area: approx. 19.3 sq. metres (208.0 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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PROPERTY ESTATES



FOR
SALE

23 Ward Avenue, Bangor
Offers Over - £399,950

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

- Stunning Semi Detached Family Home
- Extensively Renovated & Modernised
- Sought-After Ballyholme Location
- Four Bedrooms
- Principal Bedroom with Ensuite Access
- Two Reception Rooms / a Sunroom
- Luxury Fitted Kitchen / Dining Area
- Utility Room, Ground Floor W.C.
- First Floor Bathroom Suite, Gas Heating
- Large South West Facing Rear Garden in Lawn, Decking, Shrubs & Small Trees

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Located in the ever popular and highly sought-after Ballyholme Area, Number 23 Ward Avenue, Bangor is an attractive and deceptively spacious Semi- Detached Family Home that has been recently extensively Rennovated and Modernised to an extremely high standard.

Ground Floor

Entrance Hall (17' 09" x 11' 07")

Access via a feature oversized Wooden Door, bright and spacious with solid / engineered Wooden Flooring and recessed Spotlights.

Living Room (19' 01" x 12' 01")

Front aspect reception room accessed by French Doors, complete with solid / engineered Wooden Flooring, recessed spotlights, a open Fire with a Wooden Mantle, original Cast Iron Surround and Tiled Hearth, and a feature Bay Window with fitted Blinds.

Kitchen / Dining Area (19' 02" x 11' 09")

Luxury Fitted Kitchen with a range of high- and low-level units with complimentary Worktops and Breakfast Bar, an integrated Bosh Dishwasher, a Neff Ceramic Hob with a Bosch under Oven and Extractor Hood over, plumbed for an American Fridge Freezer, complete with recessed Spotlights, Tiled Flooring Tiled Skirtings, Tiled Upstands, Part Panelled Walls, access to under Stair storage and access to rear via a uPVC and Glazed Door. Access to:

Utility Room (5' 08" x 4' 04")

Work top with open Shelving, plumbed for a Washing Machine and space for a Tumble-dryer, new Worcester Boiler. Complete with Tiled Flooring.

Sunroom (12' 06" x 12' 03")

Rear aspect reception room with Laminate Wooden Flooring and uPVC and Double Doors provide access to the rear Decking / Entertainment area and Garden.

W.C. (5' 07" x 3' 04")

Two piece white Suite comprising a Wash Hand Basin with a Vanity Unit under, a Low Flush W.C., an Extractor Fan and recessed Spotlights.

First Floor

Landing (24' 05" x 6' 00")

Bright and spacious with featureie original Cornice Ceiling and recessed Spotlights. Access to Roof Space.

Principal Bedroom (13' 01" x 12' 01")

Front aspect double Bedroom. Access to:

Ensuite Shower Room (6' 07" x 3' 05")

Three piece white Suite comprising a Pedestal Wash Hand Basin, a walk-in Mains Shower, a Low Flush W.C., recessed Spotlights, Part Panel Walls and Extractor Fan.

Bedroom Two (13' 03" x 12' 03")

Rear aspect double Bedroom with recessed Spotlights and views over the rear Garden.

Bedroom Three (10' 06" x 8' 01")

Rear aspect double Bedroom with recessed Spotlights.

Bedroom Four (10' 02" x 8' 10")

Front aspect Bedroom with built-in Sliderobes.

Shower Room (8' 04" x 5' 04")

Three-piece Suite comprising a Corner Shower Cubicle with a Mains Shower over, a Wash Hand Basin with a Vanity Unit under, a Low Flush W.C., recessed Spotlights, part Tiled Walls and an Extractor Fan.

Outside

Front

A large Driveway that provides off-road parking for multiple vehicles.

Rear

A large, southwest Facing enclosed Garden in Lawn, Decking, Paving, Shrubs, loose Stone and small Trees. This is the perfect place for Entertaining or Relaxing and for those long summer evenings to be enjoyed on the North Down Coast.

