

Independent

PROPERTY ESTATES

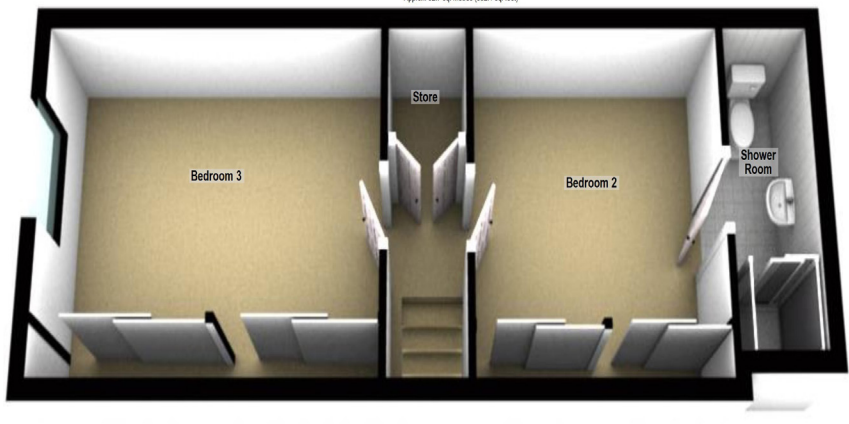
Ground Floor

Approx. 107 sq. metres (1146.1 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 170.5 sq. metres (1835.2 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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42 Robinson Road, Bangor

Offers Over - £279,950

FOR
SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

- Stunning Chalet Bungalow
- Modern Standard Throughout
- Quality Finishings Throughout
- Flexible Living Accommodation
- 4 Bedrooms & 3 Receptions
- One First Floor Ensuite Bedroom

- Modern Gloss Kitchen
- Spacious Utility Room
- Adjoined Garage
- Deluxe Shower Room
- Enclosed Tiered Rear Garden
- Spacious Tarmac Driveway

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Ground Floor

Entrance Porch & Entrance Hall

PVC Door leading into Enclosed Entrance Porch complete with Wooden Floor. Leading to Entrance Hall complete with Wooden Floor and access to two separate Storage Cupboards.

Lounge (17' 8" x 16' 3") 'L' at widest point

Spacious front aspect Reception Room complete with Wooden Flooring and a feature Multi-Fuel Stove with Composite Surround.

Sitting Room (13' 0" x 8' 10")

Rear aspect Reception Room complete with Wooden Floor and Patio Doors leading to the Rear Garden.

Dining Room (16' 4" x 8' 6")

Rear aspect Reception Room located off the Kitchen complete with Wooden Flooring, views over the Rear Garden and its own access to the Rear Garden.

Kitchen (17' 2" x 13' 0") 'L' Shaped at widest points

Luxury fitted Kitchen with an excellent of high and low level units and feature Stone Worktops. Complete with tiled flooring. Integrated Hob, Integrated Oven & Microwave Oven, a Stainless Steel Sink Unit and is plumbed for a Dishwasher. Complete with tiled floor and part tiled walls.

Utility Room (11' 9" x 8' 4")

Spacious Utility Room with an excellent of high and low level units, a Stainless Steel Sink Unit & plumbed for a Washing Machine. Complete with tiled flooring. Access to:

Ground Floor W.C. (8' 4" x 3' 3")

White two-piece suite comprising a Push Button W.C. and a Wash Hand Basins with storage under. Tiled floor continued from the Utility Room and part tiled walls.

Integrated Garage (17' 3" x 8' 1")

Accessed off the Utility Room and divided by a stud wall towards the front to provide two separate storage areas.

Principal Bedroom (12' 4" x 11' 9") Excl. Wardrobes

Front aspect double Bedroom complete with wooden floor and access to spacious built-in Mirror Fronted Slide Robes.

Bedroom Four (12' 0" x 8' 0")

Side aspect Bedroom with wooden flooring. Integrated Hob, Integrated Oven & Microwave Oven, a Stainless Steel Sink Unit & is plumbed for a Dishwasher. Tiled floor and part tiled walls.

Shower Room (9' 4" x 6' 0")

Deluxe contemporary styled Shower Room with a white suite. Push Button W.C., a 'floating' wall-mounted wash hand basin & a walk-in Shower Enclosure. Complete with tiled floor & tiled walls.

First Floor

Bedroom Two (10' 6" x 8' 9") Excl. built-in Storage

Double Bedroom: built-in mirror slide robes & Eaves. Access to:

Ensuite Shower Room (9' 8" x 3' 7")

Deluxe Shower Room with a white three-piece suite comprising a Push Button W.C., a wall mounted 'floating' Wash Hand Basin and a tiled Shower Enclosure. Complete with tiled floor and tiled walls.

Bedroom Three (14' 4" x 8' 7") Excl. built-in Storage

Double Bedroom: built-in mirror slide robes & Eaves Storage.