

Independent

PROPERTY ESTATES



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FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

70 Beverley Gardens, Bangor

Offers Over £219,950

- Stunning Detached New Build Family Home
- Sought-After Development in Prestigious Area
- Total Area Circa 1,650 Sq Ft

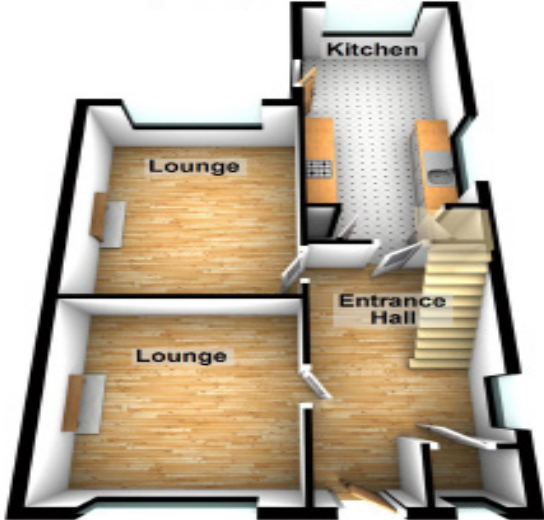
- Four Bedrooms, Master Ensuite
- Two Separate Reception Rooms
- Modern Luxury Fitted Kitchen
- First Floor Bathroom Suite
- Gas Fired Central Heating

028 9145 0000

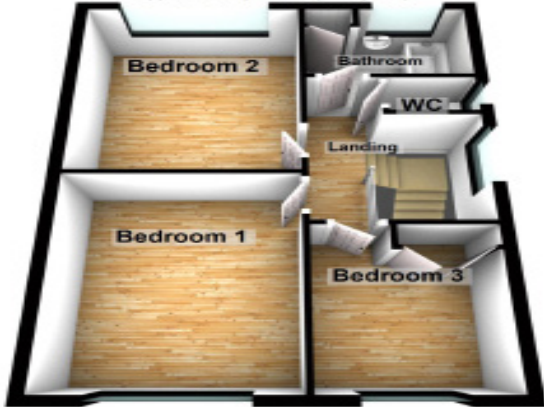
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Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



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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Comprises

Independent Property Estates are pleased to introduce to the Sales Market Number 70 Beverley Gardens, Bangor.

This Semi-Detached Property sits on a generous sized site nestled in a cul-de-sac in a popular residential area.

Accommodation comprises of three well-proportioned First Floor Bedrooms, two separate Reception Rooms and a Fitted Kitchen, a Bathroom Suite with a Separate W.C.

This Property benefits from Gas Fired Central Heating and uPVC double glazing throughout.

Ground Floor

Entrance Hall (13' 09" x 8' 02")

Accessed via a uPVC and Glazed Door. Complete with Tiled Flooring, a feature Anthracite Wall Radiator and access to under Stair storage.

Store (3' 06" x 3' 01")

Currently used as a store but similar House types in Beverley Gardens have transformed this into a ground floor W.C. Complete with Tiled Flooring.

Living Room (12' 02" x 10' 09")

Front aspect Reception Room with a feature open Fire with an exposed Brick Surround and Hearth. Complete with Laminate Wooden Flooring.

Lounge (14' 09" x 10' 08")

Rear aspect Reception Room with a feature open Fire with a Cast Iron Surround, a Wooden Mantle and a Tiled Hearth. Complete with Laminate Wooden Flooring.

Kitchen (20' 09" x 8' 02")

Fitted Kitchen with a range of high- & low-level units with complimentary Roller Edge Worktops. Comprising an integrated Fridge / Freezer, a four ring Ceramic Hob, an Eye Level Oven, an integrated Dishwasher, a Sink and Drainer Unit and a Bins storage Drawer. Complete with Tiled Flooring, part tiled Walls, access to a Pantry, access to a built in Cupboard and recessed spotlights.

First Floor

Principal Bedroom (13' 09" x 10' 08")

Front aspect double Bedroom.

Bedroom Two (12' 10" x 10' 08")

Rear aspect double Bedroom built-in slide robe.

Bedroom Three (10' 02" x 7' 07")

Front aspect Bedroom with access to built-in storage.

Bathroom (7' 05" x 5' 09")

Two-piece suite comprising a Pedestal Wash Hand Basin and a Panel Bath with a Mains Shower over. Complete with tiled walls, a Chrome Heated Towel Rail and access to the Hot-press.

Separate W.C. (4' 07" x 2' 06")

Comprising a W.C. and complete with Laminate Wooden Flooring.

Outside

Externally, sitting on a generous sized site, this Property enjoys an enclosed Garden laid in Lawn with a Decked Entertainment area to the rear and access to the detached Garage. To the front there is a driveway providing ample off-Road parking.

Detached Garage (19' 00" x 11' 02")

Dual access via a Roller Shutter Door and a Door to the side. Fitted with light, plumbing and power.

