

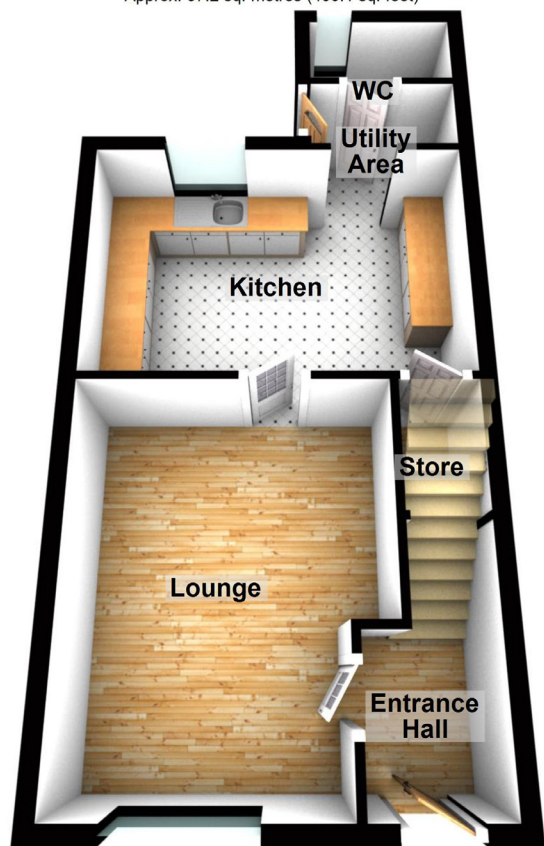
Independent

PROPERTY ESTATES



Ground Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 70.5 sq. metres (758.7 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

16 Rathgill Meadow, Bangor

Offers Over - £129,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

- Stunning Semi Detached Home
- Modern Standard Throughout
- Two First Floor Bedrooms
- Bedroom 1: Deluxe Ensuite Shower
- Lounge with Multi-Fuel Stove
- Modern Fitted Kitchen with Utility
- Fully Tiled Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazing
- Enclosed Paved Garden
- Off-Road Parking to Front
- Cul-De-Sac Location

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This stunning Property has been finished to an exacting standard throughout to offer contemporary styled living accommodation that is simply ready to move in and enjoy.

The Ground floor of the Property comprises a Lounge, with a feature multi-fuel stove, that leads through to an attractive modern Kitchen featuring Granite Worktops. Completing the Ground Floor is access to a W.C.

The First Floor of the Property comprises two well-proportioned Bedrooms. The Principal Bedroom benefits from access to a contemporary styled Ensuite Shower Room. Completing the First Floor is a modern fully tiled Bathroom Suite.

Located off the Balloo Road, Rathgill Meadow is convenient to Public Transport Links, shopping facilities and is close to arterial roads for those commuting to Belfast.

Comprises

Entrance Hall

Composite Door leading into the Entrance Hall with Wooden Flooring.

Lounge (14' 5" x 11' 6") at widest point

Front aspect Reception Room with Wooden Flooring and a feature Multi-Fuel Stove.

Kitchen (14' 9" x 9' 8")

Modern fitted Kitchen with an excellent range of high and low level units with Granite Worktops, wall tiling and tiled flooring. Plumbed for an 'American' style Fridge / Freezer, a Dishwasher and a Washing Machine. Door leading to the Rear Garden and access to downstairs storage and Ground Floor W.C.

Ground Floor W.C.

White two-piece suite comprising a Pedestal Wash Hand Basin and a Push Button W.C. Complete with tiled flooring.

First Floor

Principal Bedroom (14' 4" x 11' 6")

Front aspect double Bedroom with Wooden Flooring and access to:

Ensuite Shower Room (7' 2" x 2' 10")

Contemporary styled fully tiled Ensuite Shower Room with a two-piece suite comprising a Wash Hand Basin and a Shower Enclosure with a Mira Power Shower Unit.

Bedroom Two (9' 8" x 7' 2")

Rear aspect Bedroom with Wooden Flooring.

Bathroom (7' 3" x 6' 5") at widest point

Contemporary styled fully tiled Bathroom with a white three-piece suite comprising a Panel Bath with an Electric Shower Unit, a Push Button W.C. and a 'floating' wall-mounted Wash Hand Basin.

Outside

Front

Driveway providing off-road parking and a garden laid in lawn.

Rear

Fence enclosed paved garden.

