

Independent

PROPERTY ESTATES



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

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		

I Ballymacormick Link, Bangor

Offers Over £179,950

- Stunning Detached Bungalow
- Stunning Sea Views
- Renovated & Modernised Throughout
- Two Bedrooms, One Reception Room
- Luxury Fitted Kitchen
- Deluxe Bathroom Suite
- Floored Roof space - Stunning Sea Views
- Gas Fired Central Heating
- uPVC Double Glazing
- Front and Rear Lawn Gardens
- Convenient to Ballyholme Village, Ballyholme Beach and Coastal Walk

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Independent Property Estates are delighted to offer to the Sales Market Number 1 Ballymacormick Link, Bangor.

This stunning, spacious, recently modernised detached Bungalow is located in the sought-after Towerview Area of Bangor is conveniently located to local Primary Schools and Shopping Facilities.

Accommodation comprises of a front aspect Living Room with stunning views, a luxury fitted Kitchen, two well-proportioned Bedrooms, a deluxe Bathroom Suite and a floored Roof space with stunning Sea Views.

The property further benefits from Gas Fired Central Heating and uPVC Double Glazing.

Comprises

Entrance Porch (3' 10" x 3' 02")

Accessed via a uPVC and Glazed Door. Complete with Tiled Flooring.

Entrance Hall (12' 09" x 9' 06")

Accessed via a Wood and Glazed Door; access to Hot Press and a built-in Storage Cupboard.

Living Room (17' 01" x 10' 10")

Front aspect Reception Room with a feature Bow Bay Window, a feature Stone Fireplace, Surround and Mantle.

Kitchen (14' 04" x 9' 04")

Luxury fitted Kitchen with a range of high- and low-level units with complimentary roller edge Worktops, a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit, plumbed for a Washing Machine, a four ring Gas Hob with Extractor over and an integrated eye level double Oven. Through to:

Sun Room (7' 08" x 7' 08")

Bright and spacious Reception Room with access to the rear via a uPVC and Glazed Door.

Bedroom One (12' 01" x 10' 02")

Rear aspect double Bedroom.

Bedroom Two (10' 06" x 8' 09")

Front aspect double Bedroom.

Shower Room (6' 10" x 5' 08")

Three-piece Suite comprising a corner Mains Shower; a Low Flush W.C. and a Wash Hand Basin with storage under. Complete with Tiled Walls, Tiled Flooring, a Chrome Heated Towel Rail and a Wood Panel Ceiling.

Floored Roof space (26' 04" x 13' 09")

Accessed via a 'Slingsby Ladder'. Dual aspect, complete with Light, Power, a feature Wood Panel Ceiling, access to Eaves Storage and stunning Sea Views.



Outside

Front

A large Driveway providing off Road Parking for multiple Vehicles and a Lawn Garden.

Rear

A Fence enclosed Garden / Entertainment Area in a mixture of Paving and Lawn. This is the perfect place to relax or Entertain guests with a BBQ or a drink or two. Access to:

Detached Garage (21' 02" x 10' 02")

Dual access via an Electric Roller Shutter Door to the front and a separate side Door. Complete with Light and Power.