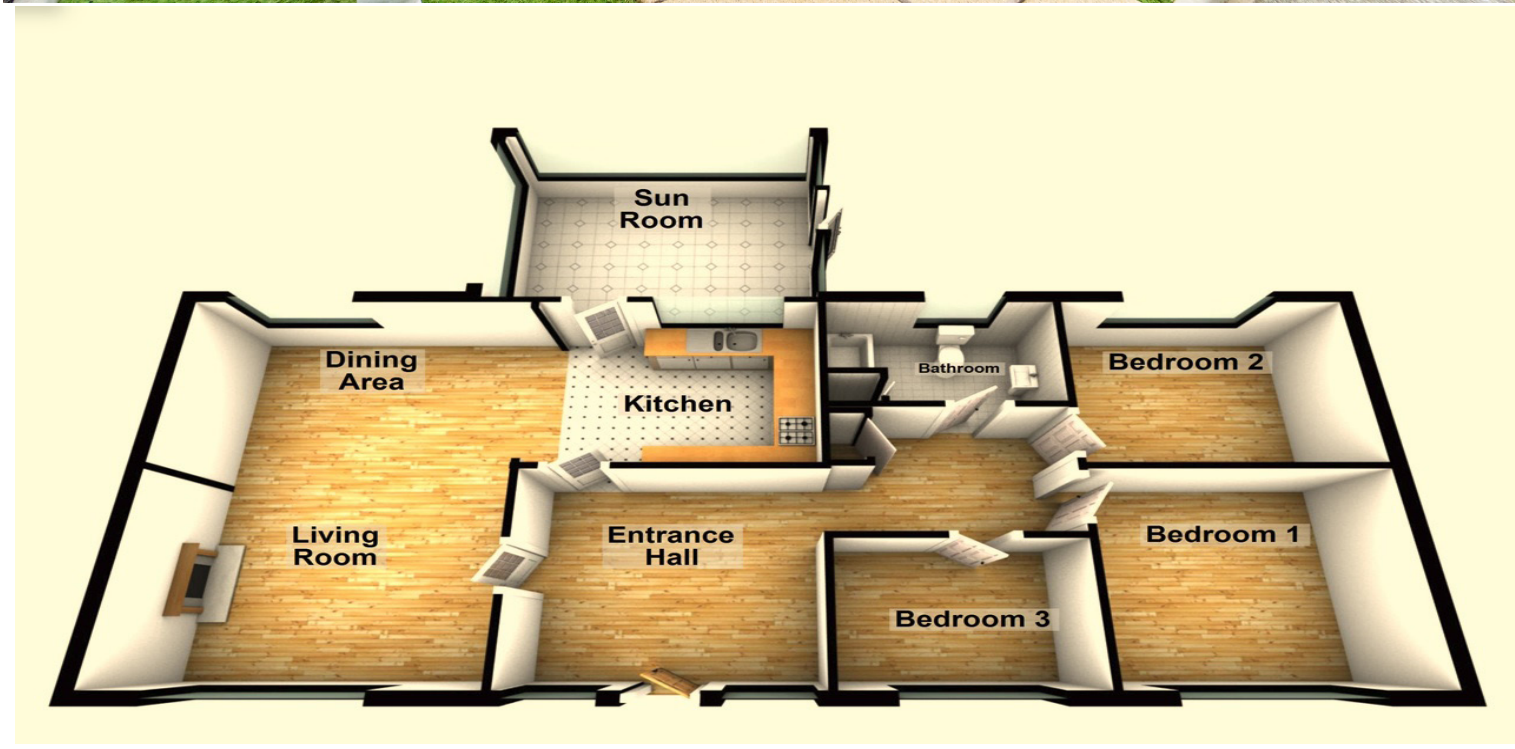


Independent

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		
39-54	E		
21-38	F		
1-20	G		

27 Ballymacormick Avenue, Bangor

Offers Over £239,950!

• Stunning Detached Bungalow

• Renovated & Modernised Throughout

• Three Bedrooms

• Two Reception Rooms (to Include Sunroom)

• Open Plan Kitchen / Living / Dining

• Luxury Fitted Kitchen

• Deluxe Bathroom Suite

• Floored Roof space

• Gas Fired Central Heating

• Front and Rear Lawn Gardens

• Driveway Providing off Road Parking

• Dual Access Garage

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Independent Property Estates are delighted to offer to the Sales Market Number 27 Ballymacormick Avenue, 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 dual aspect Living Room open plan to a luxury fitted Kitchen / Dining Area, a Sunroom, three well-proportioned Bedrooms, a deluxe Bathroom Suite, a floored Roof space and a Garage.

Comprises

Entrance Hall (11' 02" x 10' 02")

Accessed via a Composite and Glazed Door, complete with Laminate Wooden Flooring, recessed Spotlights and access to built-in Storage.

Living Room (19' 02" x 13' 05")

Dual aspect Reception Room with a feature open Fire with a Tiled Hearth, a Cast Iron Surround and a Wooden Mantle. Complete with Laminate Wooden Flooring and recessed Spotlights. Open plan to:

Kitchen / Dining Area (20' 01" x 11' 08")

Luxury fitted Kitchen with a range of high- and low-level units with complimentary Worktops, a four ring Ceramic Hob with double Oven under, Extractor Hood over, a 1 & 1/2 Bowl Stainless Steel Sink and Drainer Unit. Complete with part Panel Walls, Laminate Wooden Flooring and recessed Spotlights. Through to:

Sunroom (11' 01" x 10' 08")

Bright and spacious Reception Room with Laminate Wooden Flooring, recessed Spotlights and a uPVC and Glazed Door provides access to the rear Garden.

Bedroom One (11' 02" x 10' 02")

Front aspect double Bedroom.

Bedroom Two (11' 05" x 11' 02")

Rear aspect double Bedroom.

Bedroom Three (9' 02" x 6' 09")

Front aspect Bedroom.

Bathroom (8' 02" x 6' 09")

Three-piece Suite comprising a 'P' Shape Bath with a Mains Shower over, a Low Flush W.C. and a Wash Hand Basin with a Vanity Unit under. Complete with Panelled Walls, recessed Spotlights and access to Hot-press.

Floored Roof space

Complete with Light and Power. Partially Floored for additional storage space.

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, Lawn and Flower Beds. This is the perfect place to relax or Entertain guests with a BBQ or a drink or two. Access to:

Garage (25' 03" x 8' 05")

Dual access via a Roller Shutter Door to the front and a separate rear Door. Complete with Light, Power and Plumbing for a Washing Machine.

