

Independent

PROPERTY ESTATES



Ground Floor

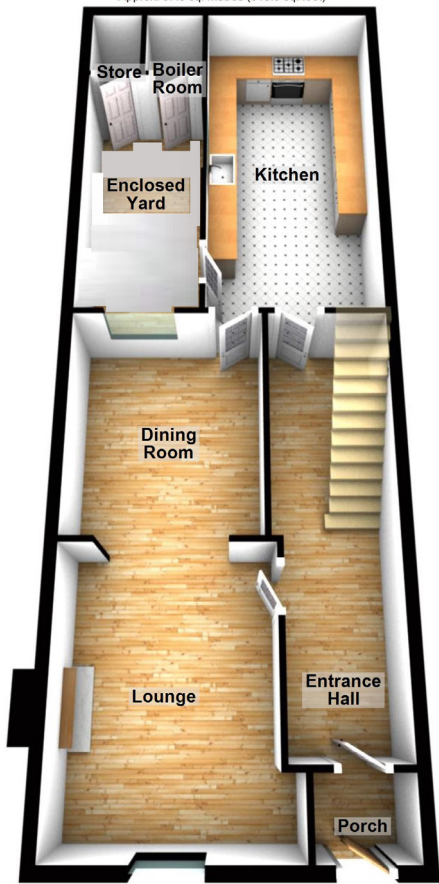
Approx. 57.5 sq. metres (618.9 sq. feet)

First Floor

Approx. 61.9 sq. metres (666.3 sq. feet)

Second Floor

Approx. 59.7 sq. metres (642.3 sq. feet)



Total area: approx. 179.1 sq. metres (1927.5 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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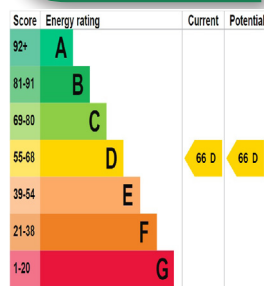
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PROPERTY ESTATES



FOR SALE



8 Victoria Road, Bangor

Offers Over £325,000

- Stunning Town Centre Family Home
- Beautiful Views over Eisenhower Pier
- Beautiful Period Property c.1890
- B2 Listed due to feature Oirel Windows
- Total Area Approx 1,927 sqft
- Modernised & Retains Period Features
- Four Well-Proportioned Bedrooms
- One with Ensuite Shower Room
- Ground & 1st Floor Reception Rooms
- Luxury 'Shaker' Style Fitted Kitchen
- First Floor Bathroom Suite
- Detached Garage

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Ground Floor

Entrance Porch

Solid Wooden door in Entrance Porch with wooden floor flooring.

Entrance Hall

A welcome by a host of traditional features from feature floor tiling, Ceiling Corning & Ceiling Rose.

Lounge (13' 8" x 10' 9")

Front aspect Reception Room with the original stone Fireplace with inset Cast Iron Stove. Complete with Wooden Flooring, traditional Ceiling Rose & Corning and Window Shutters. Open plan through archway to:

Dining Room (11' 8" x 10' 0")

Rear aspect Reception Room ideal for use as a Dining Room, with its direct link to the Kitchen, or additional Reception Room. Complete with Wooden flooring from the Lounge and bespoke fitted seating cleverly designed around the chimney breast recess.

Kitchen (19' 5" x 9' 7")

Beautifully presented 'Shaker' style fitted Kitchen with Quartz Worktops, a 'Belfast Sink' and an integrated Fridge / Freezer. The Kitchen has also been plumbed for a Washing Machine, a dishwasher and is complete with wooden flooring and part tiled walls. Access to enclosed rear yard.



First Floor

Family Room (16' 6" x 14' 4") excluding Bay Window

Spacious front aspect Bedroom leading to feature and listed Oriel Bay Window with stunning views over the Eisenhower Pier & Belfast Lough. Complete with a feature Fireplace with an inset Cast Iron Stove set on a tiled hearth and beautiful feature traditional features including Ceiling Corning & Ceiling Rose.

Bedroom Four (12' 2" x 10' 0")

Rear aspect double Bedroom.

Bathroom (9' 8" x 9' 4")

Traditional styled Bathroom with a white three-piece suite comprising a Pedestal Wash Hand Basin, a Push Button W.C. and a tile surround Bath with Mains Shower Attachment. Complete with original exposed Wooden Floor.

Separate W.C. (5' 0" x 3' 1")

Traditional two-piece suite comprising a W.C. & wall mounted Wash Hand Basin. Complete with half tiled walls and wooden floor.



Second Floor

Principal Bedroom (16' 0" x 14' 9")

Spacious front aspect double Bedroom with stunning views over the Eisenhower Pier and Belfast Lough.

Bedroom Two (12' 10" x 9' 9")

Rear aspect double Bedroom with access to:

Ensuite Shower Room (5' 3" x 4' 11")

White three-piece suite comprising a Push Button W.C., a wall-mounted Wash Hand Basin and a tiled Corner Shower Cubicle with Mains Shower. Complete with tiled floor and part tiled walls.

Bedroom Three (12' 3" x 6' 1")

Rear aspect double Bedroom with exposed wooden flooring.

Outside

Externally, to the rear of the Property there is an enclosed paved yard accessed from the Kitchen with access to outside storage.

