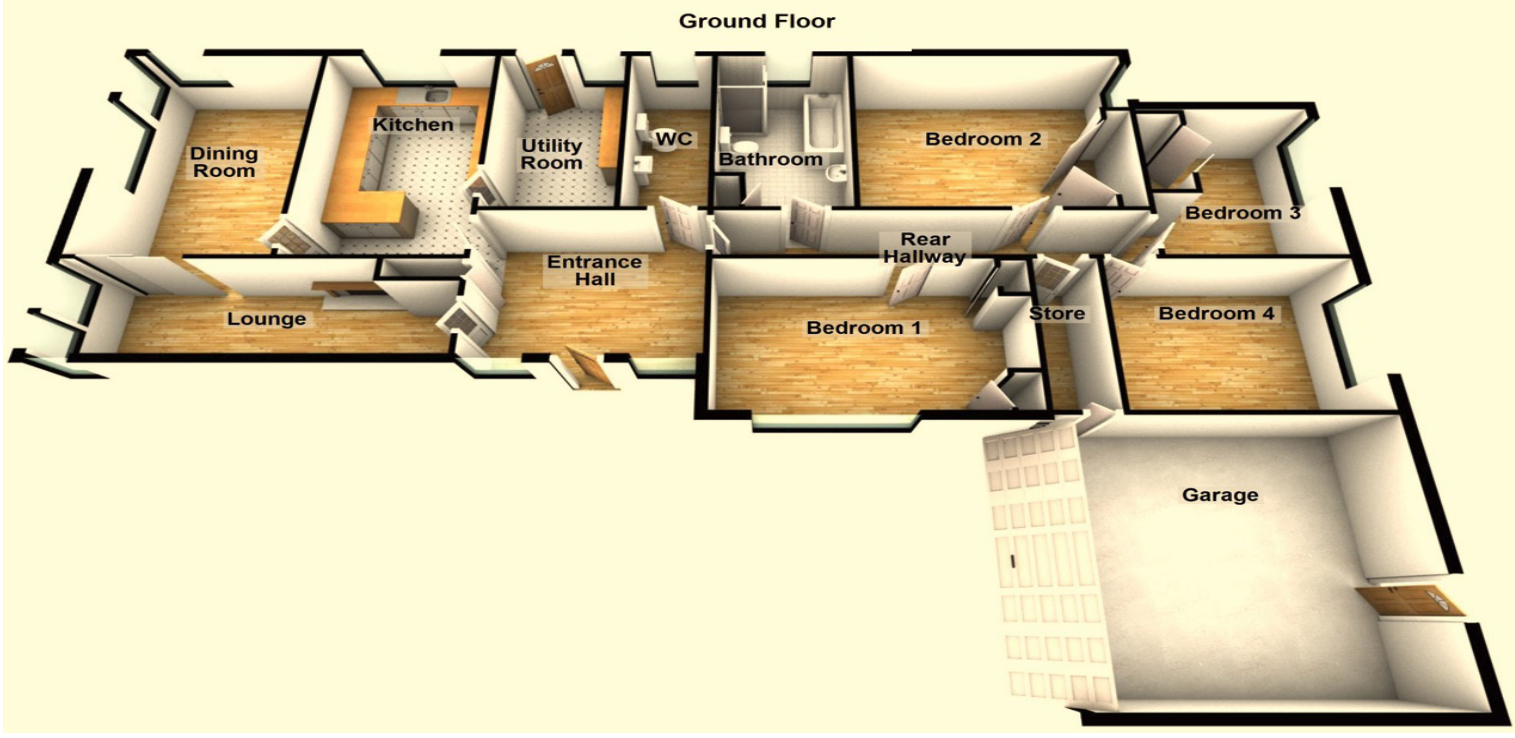


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PROPERTY ESTATES



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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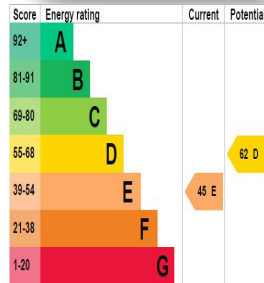
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PROPERTY ESTATES



FOR
SALE



- Stunning Detached Bungalow
- Walking Distance to Bangor City Centre
- Four Bedrooms, Two Reception Rooms
- Fitted Kitchen, Utility Room
- Four Piece Bathroom Suite

- Separate W.C., Oil Fired Heating
- Double Glazing Throughout
- Private Enclosed Front & Rear Gardens
- Driveway to front for off Road Parking
- Integral Garage

52 Broadway, Bangor
Offers Over £379,950

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Independent Property Estates are truly honoured to receive instructions to introduce to the Sales Market, Number 52 Broadway, Bangor.

The accommodation on offer briefly comprises; a bright and front aspect Lounge through to the Dining Room, a Fitted Kitchen with a range of integrated Appliances, a Utility Room, a separate W.C., Four Bedrooms and a four-piece Bathroom Suite.

Comprising

Entrance Hallway (12' 01" x 10' 05")

Access via a Wood and Glazed Door, complete with Laminate Wooden Flooring and access to the Hot-press.

Lounge (20' 07" x 11' 02")

Front aspect reception room complete with Laminate Wooden Flooring, a feature Fire with an exposed Brick and Tiled Surround. Through to:

Dining Room (16' 07" x 10' 08")

Front aspect reception room complete with Laminate Wooden Flooring. Through to:

Kitchen (14' 01" x 8' 09")

Fitted Kitchen with a range of high- and low-Level Units with complimentary roller edge Worktops. Complete with a four ring Ceramic Bosch Hob with a Glass Splash Back and an Extractor Hood over; a Sink and Drainer Unit, plumbed for a Dishwasher and an eye level Bosch Oven.

Utility Room (7' 05" x 7' 02")

Plumbed for a Washing Machine. Access to the rear via a uPVC and Glazed Door. Access to Roof space.

W.C. (7' 09" x 4' 09")

Two-piece Suite comprising a Low Flush W.C. and a Pedestal Wash Hand Basin. Complete with part Tiled Walls.

Rear Hallway (21' 09" x 3' 03")

Complete with Laminate Wooden Flooring.

Master Bedroom (16' 00" x 10' 05")

Front aspect Double Bedroom with a built-in Wardrobe.

Bedroom Two (12' 05" x 10' 08")

Rear aspect double Bedroom complete with Laminate Wooden Flooring and a built-in Wardrobe.

Bedroom Three (15' 01" x 9' 05")

Rear aspect double Bedroom complete with Laminate Wooden Flooring and built-in storage.

Bedroom Four (9' 05" x 8' 09")

Rear aspect double Bedroom complete with Laminate Wooden Flooring and a built-in Wardrobe.

Bathroom Suite (10' 08" x 7' 05")

Four-piece Suite comprising a Bath, a Low Flush W.C., a Pedestal Wash Hand Basin and a Mains Shower Cubicle. Complete with part Tiled Walls and access to Hot-press / Storage.

Store (9' 05" x 3' 03")

Complete with Laminate Wooden Flooring and access to Integral Garage.

Outside

Externally the Property enjoys a private Wall and Hedge Enclosed front and rear Gardens in loose Stone, Small Trees, Flower Beds and access to the Garage.

To the front of the property there is a driveway offering ample off-road parking and access to the Garage.

Garage One (17' 07" x 11' 03")

Access via an up and over Door to the front, a rear Door providing access to the Garden and a side Door providing access to the House. Complete with Light and Power.

