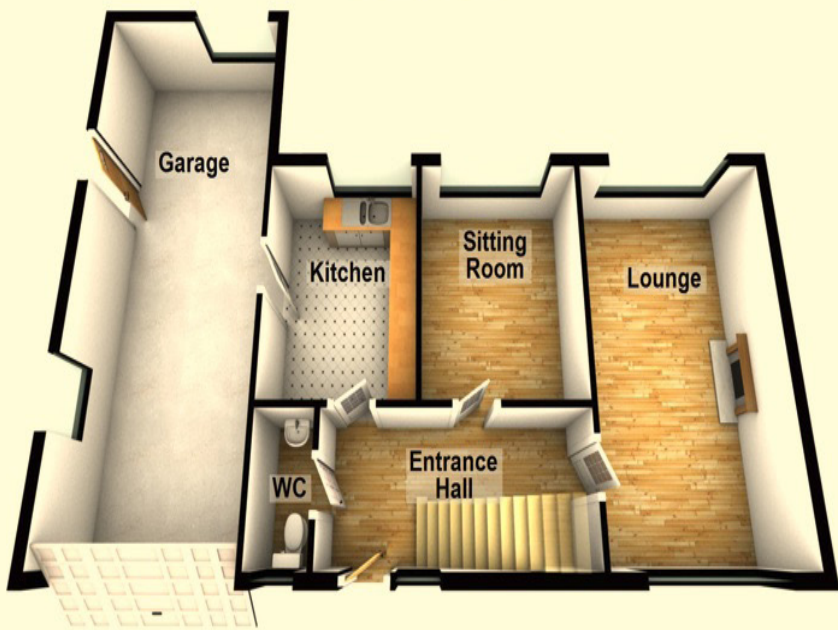


Independent

PROPERTY ESTATES



Ground Floor



First Floor



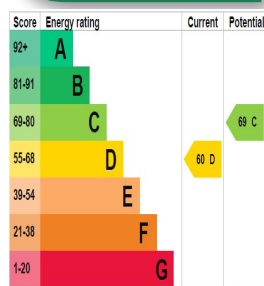
These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent

PROPERTY ESTATES



34 Wandsworth Road, Bangor
Offers Over £259,950!

- Stunning Detached Family Home
- Four Bedrooms, Two Reception Rooms
- Fitted Kitchen
- Ground Floor W.C.
- First Floor Three Piece Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Private Front & Rear Gardens
- Driveway to front for off Road Parking
- Integral Garage

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Independent Property Estates are truly honoured to receive instructions to introduce to the Sales Market, Number 34 Wandsworth Road, Bangor.

The accommodation on offer briefly comprises; on the Ground Floor there is a bright dual aspect Lounge, a Sitting Room, a Fitted Kitchen and a W.C.

On the first floor there are Four Bedrooms and a three-piece Bathroom Suite.

Ground Floor

Entrance Hallway (14' 08" x 6' 03")

Accessed via a Composite and Glazed Door. Complete with Laminate Wooden Flooring.

Sitting Room (10' 08" x 9' 02")

Rear aspect reception room.

Lounge (17' 04" x 10' 08")

Dual aspect reception room with a feature Stone Fireplace and Wooden Mantle.

Kitchen (10' 08" x 8' 09")

Fitted Kitchen with a range of high and low level fitted units with complimentary roller edge Worktops. Complete with part Tiled Walls and access to the Integral Garage.

W.C. (5' 09" x 3' 03")

Two-piece white Suite comprising a W.C. and a Pedestal Wash Hand Basin.

First Floor

Landing (14' 08" x 6' 09")

Access to Hot-press / additional Storage.

Master Bedroom (12' 05" x 9' 08")

Rear aspect double Bedroom.

Bedroom Two (12' 05" x 9' 08")

Rear aspect double Bedroom with a built-in Wardrobe.

Bedroom Three (9' 08" x 9' 02")

Rear aspect double Bedroom with access to the Roof space.

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

Front aspect Bedroom with a built-in Wardrobe.

Bathroom Suite (7' 09" x 7' 09")

Three-piece Suite comprising a Walk-in Mains Shower; a Low Flush W.C. and a Pedestal Wash Hand Basin. Complete with Tiled Flooring.

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 (25' 03" x 10' 02")

Dual access via an Electric Roller Shutter Door to the front and a uPVC and Glazed side door provides access for pedestrians. Complete Light, Power and a Utility Area which is plumbed for a Washing Machine.

