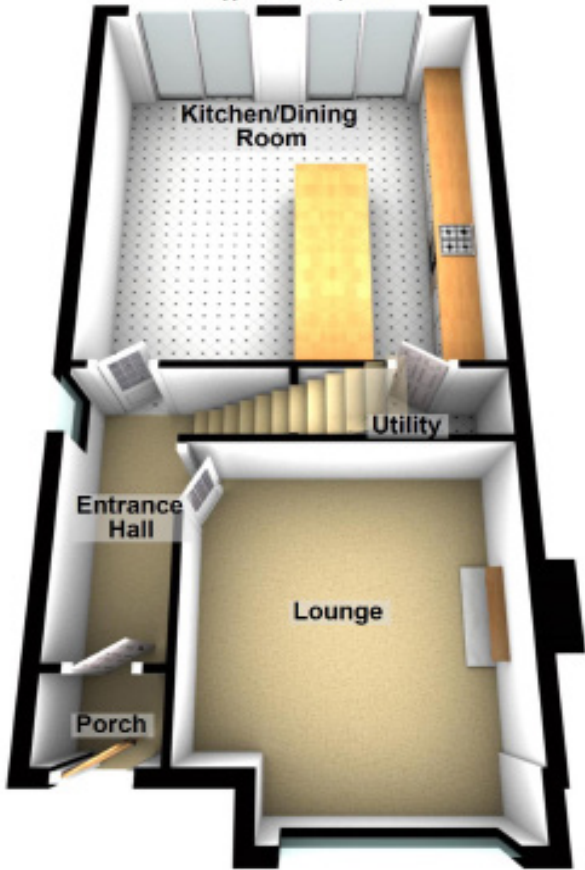


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PROPERTY ESTATES

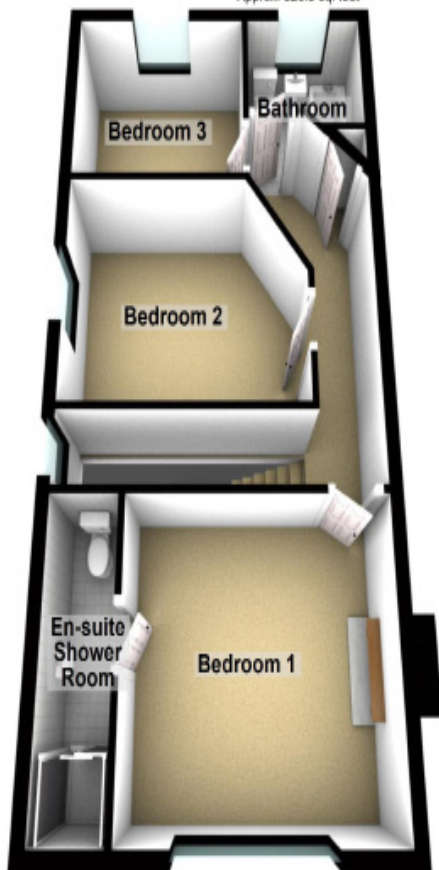


Ground Floor  
Approx. 543.6 sq. feet



Total area: approx. 1070.4 sq. feet

First Floor  
Approx. 526.9 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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PROPERTY ESTATES



FOR  
SALE

45 Donaghadee Road, Bangor

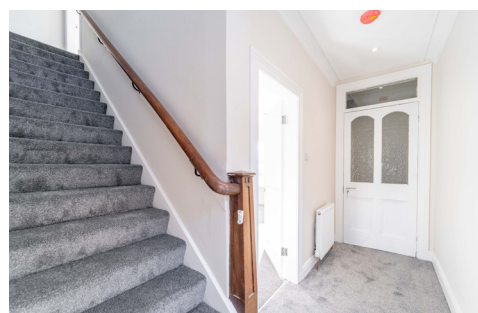
Offers Over - £210,000

- Spacious Semi-Detached Family Home
- Recently Fully Renovated & Modernised
- Total Internal Area Approx 1,070 sqft
- Three First Floor Bedrooms
- Principal Bedroom Ensuite Shower Room
- Newly Fitted Modern Kitchen Open Plan to:
- Spacious Dining Area doors to Rear Garden
- Utility Room located off Kitchen
- Front Aspect Lounge with Fireplace
- Newly Fitted 1st Floor Modern Bathroom
- Gas Heating & uPVC Double Glazing
- Spacious Rear Garden in Lawn & Decking
- <1km in each direction to Bangor Centre, Ballyholme Village & Ballyholme Beach

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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This stunning Semi-Detached Family Home has recently been fully renovated and modernised, whilst still retaining a host of original traditional features, to offer an attractive home that is simply ready to move in to and enjoy.

The Ground Floor of the Property, with modern living in mind, offers a spacious Kitchen to Dining / Living Area with the Kitchen itself, in a luxury 'Shaker' style, benefitting from a range of integrated appliances and access to a Utility Room. Completing the Ground Floor is a traditional style front aspect Reception Room.

The First Floor of the Property comprises of three well-proportioned Bedrooms and a newly fitted modern Bathroom Suite.

Externally, to the rear of the Property there is a spacious garden laid in lawn as well a timber Decking Area accessed from the two sets of sliding Patio Doors from the Kitchen / Dining Area.

Located at the 'town end' of the Donaghadee Road, this property is within close proximity to Bangor Centre & Public Transport Links. Ballyholme Beach, Village & Primary School are also convenient.

## Ground Floor

### Entrance Porch

Solid Wooden Door leading into Enclosed Entrance Porch complete with original tiled floor.

### Entrance Hall

Complete with wooden floor & access to storage cupboards.

### Lounge (13' 9" x 11' 9") at widest point

Front Reception leading into a Box Bay & features a Fireplace.

### Kitchen / Dining (18' 8" x 16' 2")

Newly fitted 'Shaker' styled Kitchen with an excellent range of high and low level units and a range of integrated appliances including a Fridge / Freezer, a Dishwasher and a Hob with Oven under. Open plan to the Dining Area with tiled floor throughout. Two sets of sliding door provide access to the Rear Garden.

### Utility Room (7' 9" x 3' 0")

Located off the Kitchen and plumbed for a Washing Machine. Complete with tiled floor continued from the Kitchen.

## First Floor

### Bedroom One (12' 9" x 11' 6")

Front aspect double Bedroom with a feature Cast Iron Fireplace. Access to:

### Ensuite Shower Room (11' 6" x 3' 0")

Newly fitted Ensuite Shower Room with a white three-piece suite comprising a tiled Shower Cubicle with Electric Shower Unit, a Wash Hand Basin & Push Button W.C. Complete with tiled flooring.

### Bedroom Two (12' 8" x 9' 4") at widest point

Side aspect double Bedroom.

### Bedroom Three (9' 5" x 7' 9")

Rear aspect Bedroom.

### Bathroom (6' 0" x 5' 4") at widest point

Newly fitted Bathroom with a white three-piece suite comprising a Panel Bath, Push Button W.C. & a Wash Hand Basin with cupboard storage under. Complete with tiled floor and part tiled walls.

## Outside

### Rear

To the rear of the Property there is a spacious garden laid in lawn as well a timber Decking Area accessed from the two sets of sliding Patio Doors from the Kitchen / Dining Area.

