

PROPERTY ESTATES



Ground Floor



First Floor

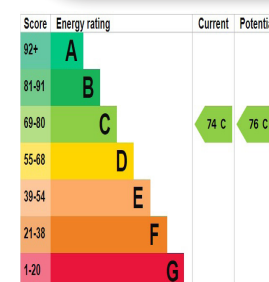


**FOR
SALE**

66 Balmoral Square, Bangor

Offers Over £149,950

- **Semi-Detached Family Home**
- **Three well-proportioned Bedrooms**
- **Principal Bedroom Ensuite Shower Room**
- **Spacious front aspect Lounge**
- **Fitted Kitchen, Utility Room**
- **Ground Floor W.C.**
- **First Floor Bathroom Suite**
- **Gas Fired Central Heating**
- **PVC Double Glazing Throughout**
- **Fence Enclosed Rear Yard**
- **Tarmac Driveway to front providing off-Road Parking**



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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 are delighted to introduce to the Sales Market Number 66 Balmoral Square, Bangor.

This deceptively spacious Semi-Detached Family Home offers contemporary living accommodation over two floors.

The Ground Floor of the Property comprises a spacious front aspect Lounge, a Fitted Kitchen, a Utility Room and a W.C.

The First Floor of the Property comprises three well-proportioned Bedrooms, the Principal Bedroom further benefits from access to an Ensuite Shower Room. Completing the First Floor is a three-piece Bathroom Suite.

This Property benefits from Gas Fired Central Heating and uPVC Double Glazing throughout.

Ground Floor

Entrance Hall (5' 10" x 4' 05")

Access via a uPVC double-Glazed door, complete with Tiled Flooring.

Living Room (16' 01" x 11' 05")

Front aspect Reception Room complete with Laminate Wooden Flooring. Through to:

Kitchen (14' 08" x 9' 10")

Fitted Kitchen with a range of high- and low-level Units with complimentary roller edge Worktops. Comprising an integrated four Ring Gas Hob with an Oven under and an Extractor Hood over. Complete with a Stainless-Steel Sink and Drainer Unit, plumbing for a Dishwasher, Tiled Flooring and part Tiled Walls. Access to:

Utility Room (9' 03" x 5' 10")

Complete with Tiled Flooring and is plumbed for a Washing Machine with further space for a tumble-dryer. Access to the rear via a uPVC and double-Glazed Door. Through to:

W.C. (9' 2" x 3' 11")

Spacious W.C. area with a two-piece Suite comprising a W.C. and a Pedestal Wash Hand Basin with a Tiled Splashback. Complete with Tiled Flooring and an Extractor Fan.

First Floor

Landing (11' 09" x 6' 01")

Access to Roof Space and access to built-in Storage.

Principal Bedroom (11' 11" x 9' 09")

Rear aspect double Bedroom with access to:

Ensuite Shower Room (7' 10" x 5' 00")

Three-piece Suite comprising a Mains Shower Cubicle, a W.C. and a Pedestal Wash Hand Basin with a Tiled Splashback. Complete with Tiled Flooring and an Extractor Fan.

Bedroom Two (15' 06" x 9' 04")

Front aspect double Bedroom.

Bedroom Three (11' 11" x 7' 09")

Rear aspect Bedroom.

Bathroom (8' 06" x 6' 01")

Three-piece Suite comprising a Bath with a Mains Shower over, a Pedestal Wash Hand Basin and a Low Flush W.C. Complete with Tiled Flooring, part Tiled Walls, an Extractor Fan and access to a Hot press for additional Storage.

Outside

To the rear there is a Fence enclosed Yard with an outside Water Tap.

To the front of the Property there is a Tarmac Driveway providing off Road Parking.

