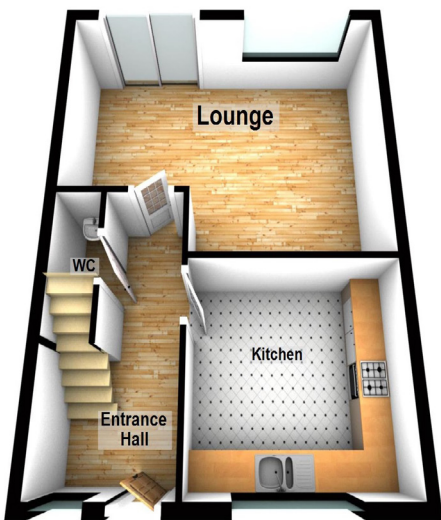


Independent

PROPERTY ESTATES



Ground Floor



First Floor



Independent

PROPERTY ESTATES



FOR
SALE

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

77 C

77 C

I 4 Riverwood Vale, Ballyholme, Bangor

Offers Over £199,950

• Semi-Detached Family Home

• Located Close to Ballyholme Village

• Three Bedrooms

• One Reception Room

• Fitted Kitchen

• Ground Floor W.C.

• First Floor Bathroom Suite

• Gas Fired Central Heating

• Driveway to front Off-Road Parking

• Private & Enclosed Patio Area to Rear

• Convenient to Ballyholme Village, Ballyholme Beach & Ballyholme Primary

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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 present to the Sales Market Number 14 Riverwood Vale, Bangor.

This well-presented Semi-Detached Property offers spacious accommodation that will suit most buyers and in particular the Family Market.

On the ground floor there is a bright and spacious rear aspect Living Room which provides access to the rear Garden, a Fitted Kitchen and a W.C.

On the first floor there are three well-proportioned Bedrooms and a four-piece Bathroom Suite.

Outside to the front of the house there is a Tarmac Driveway for ample off-street parking.

There is a Wall and Hedge enclosed Patio Area to the Rear ideal for Entertaining or Relaxing.

Ground Floor

Entrance Hallway (13' 00" x 7' 03")

Access via Composite and double-glazed Door, bright and spacious with access to under stair storage. Complete with Tiled Flooring.

Living Room (19' 03" x 12' 10")

Rear aspect Reception Room, bright and spacious with a Feature Gas Fire with a Cast Iron Surround, a Stone Mantle and a Tiled Hearth. Access to the rear via a uPVC and double-glazed sliding Door.

Kitchen (11' 06" x 9' 09")

Fitted Kitchen with a range of high- and low-level Units with complimentary roller edge Worktops, an integrated Gas Hob with an Oven under and an Extractor Hood over, an integrated Fridge / Freezer, an integrated Dishwasher and a 1 & 1/2 bowl Stainless Steel Sink and Drainer Unit. Complete with plumbing for a Washing Machine, part Tiled Walls and recessed Spotlights.

W.C. (6' 08" x 2' 11")

Two-piece Suite comprising a Pedestal Wash Hand Basin with a Tiled Splash back and a Low Flush W.C. Complete with Tiled Flooring and an Extractor Fan.

First Floor

Landing (11' 02" x 2' 11")

Access to built-in Storage and to Roof space which is equipped with Light and Power and is partially floored which is perfect for additional Storage.

Principal Bedroom (12' 08" x 10' 09")

Rear aspect double Bedroom.

Bedroom Two (10' 00" x 9' 00")

Front aspect double Bedroom.

Bedroom Three (9' 05" x 8' 02")

Rear aspect Bedroom complete with Laminate Wooden Flooring.

Bathroom (9' 10" x 6' 07")

Four-piece Suite comprising a Low Flush W.C., a Mains Shower Cubicle, a Bath and a Pedestal Wash Hand Basin. Complete with Tiled Flooring, Tiled Walls, an Extractor Fan and recessed Spotlights.

Outside

To the front of the Property there is a Tarmac Driveway for ample off-street Parking.

There is a Wall and Hedge enclosed Patio Area to the rear ideal for Entertaining or Relaxing.

