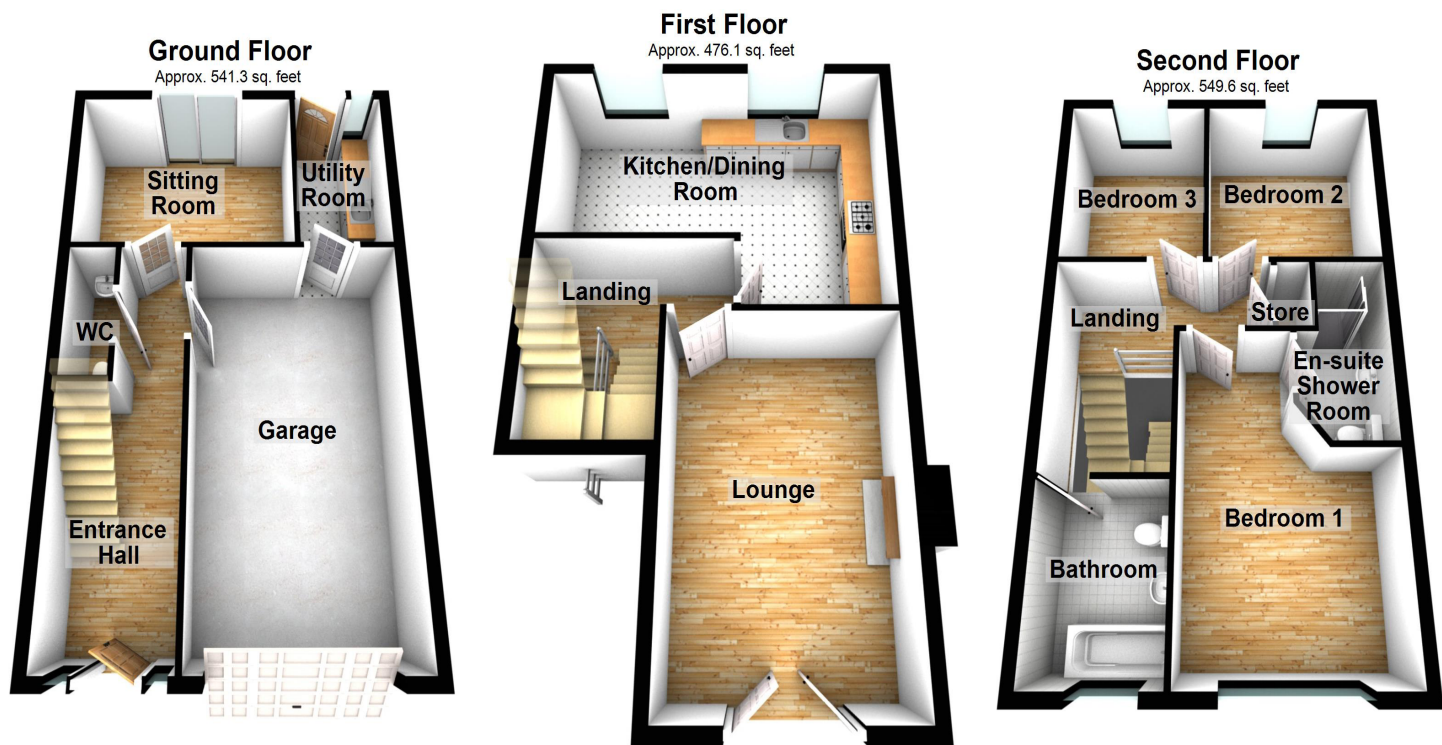


Independent

PROPERTY ESTATES



Total area: approx. 1567.0 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

028 9145 0000  
www.ipestates.co.uk

Part of The Independent Group of Companies

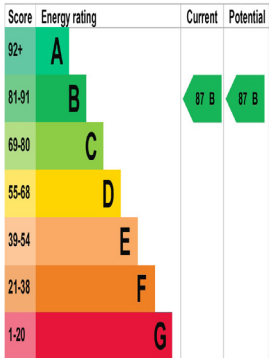
Independent

PROPERTY ESTATES



FOR SALE

13 Hanover Hill, Bangor  
Offers Over £244,950



- Modern Mid-Townhouse
- Accommodation Over Three Floors
- Total Area c.1,567 sqft (inc Garage)
- Three Second Floor Bedrooms
- Principal Bedroom Ensuite Shower
- Potential Ground Floor 4th Bedroom
- Spacious First Floor Lounge
- First Floor Kitchen to Dining
- Ground Floor Sitting Room
- Modern Second Floor Bathroom
- Integrated Garage & Utility Room
- Gas Heating & Solar Panel System

028 9145 0000  
www.ipestates.co.uk

Part of The Independent Group of Companies





## Ground Floor

### Entrance Hall

uPVC Double Glazed door with complimentary side panels allowing light to flow into the spacious Entrance Hall. Tiled floor.

### Sitting Room / Potential Bedroom (4) (12' 8" x 9' 4")

Rear aspect Reception with tiled floor & sliding door to the Rear Garden. Potential to be utilised as Ground Floor Bedroom.

### Integrated Garage (20' 0" x 10' 10")

Spacious Garage with a roller shutter door to the front, side access from the Entrance Hall & leads to the Utility Room.

### Utility Room (9' 5" x 5' 3")

Range of low level units with complimentary Worktop, a Stainless Steel Sink Unit and plumbed for utilities. Complete with tiled floor and leads to the Rear Garden.

### W.C. (7' 0" x 2' 7")

White two-piece suite comprising a Push Button W.C. and wall-mounted Wash Hand Basin. Complete with tiled floor.



## First Floor

### Lounge (16' 8" x 11' 4")

Spacious front aspect Reception Room with Wooden Flooring, a feature Cast Iron Stove and a 'Juliet Balcony'.

### Kitchen / Dining (18' 3" x 13' 2") at widest point

Modern fitted Kitchen with an excellent range of high and low level units with Granite Worktops and integrated appliances including a five ring Gas Hob, a Microwave, a Fridge / Freezer, a Dishwasher, a Stainless Steel Sink Unit and Dual Oven. The Kitchen opens to provide ample space for dining and is complete with tiled flooring.

## Second Floor (Lower Level)

### Bathroom (8' 4" x 6' 6")

Modern fitted Bathroom with a white three-piece suite comprising a tile surround Bath, a W.C. and a Wash Hand Basin. Complete with tiled floor.

## Second Floor

### Bedroom One (16' 1" x 11' 4") at widest point

Front aspect double Bedroom, with elevated views of the surrounding area, complete with Wooden Floor and access to an Ensuite Shower Room.

### Ensuite Shower Room (9' 7" x 5' 0") at widest point

Modern Ensuite Shower Room with a white three-piece suite comprising Shower Cubicle, a wall-mounted Wash Hand Basin and a Push Button W.C.. Complete with tiled floor & tiled walls.

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

Rear aspect Bedroom complete with Wooden Floor.

### Bedroom Three (9' 9" x 8' 2")

Rear aspect Bedroom complete with Wooden Floor.

## Outside

### Front

To the front of the Property there is a brick paved driveway providing off-road parking for multiple vehicles and access to an electric vehicle charging station.

### Rear

To the rear there is a fence enclosed paved garden featuring a Timber Summer House fitted with light and power that is currently utilised as a Home Office.

