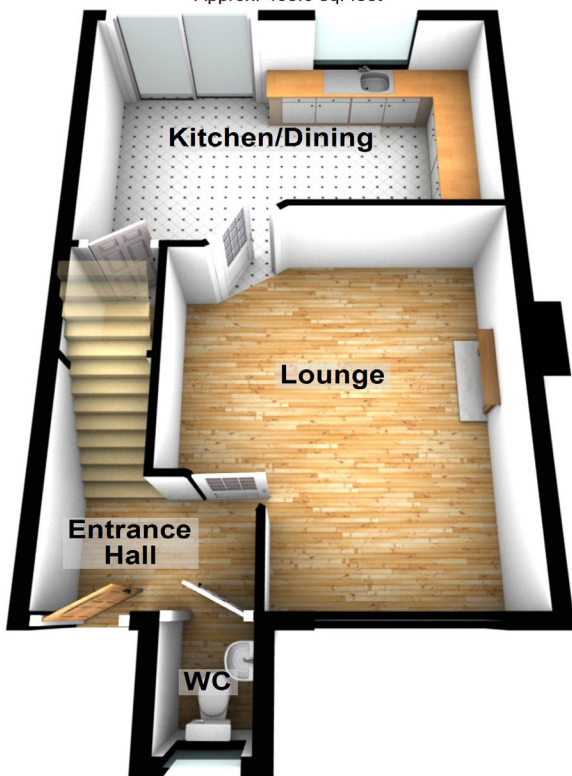


Independent

PROPERTY ESTATES



Ground Floor  
Approx. 468.0 sq. feet



First Floor  
Approx. 453.8 sq. feet



Total area: approx. 921.8 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

21 Riverwood Vale, Bangor  
Offers Over £199,950

- Well-Presented Semi-Detached
- Three First Floor Bedrooms
- Bedroom One with Ensuite Shower
- Spacious Lounge with Fireplace
- Open Plan Kitchen / Dining
- First Floor Bathroom Suite
- Ground Floor W.C.
- Gas Fired Central Heating
- uPVC Double Glazing
- Front Lawn & Off-Road Park
- Enclosed Rear Decking Area
- Cul-De-Sac Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This well-presented Semi-Detached Family Home has been finished to a standard throughout that is simply ready to move in to and enjoy.

Accommodation on the Ground Floor comprises a Lounge with a feature Fireplace, a fitted Kitchen with ample space for dining as well as access to the Rear Garden and a Ground Floor W.C. access through the Entrance Hall.

The First Floor comprises of three well-proportioned Bedrooms and a Bathroom Suite. The Principal Bedroom also benefits from access to an Ensuite Shower Room.

Riverwood Vale is located off the Donaghadee Road, close to its roundabout with the Circular Road and as such is convenient to Public Transport Links, arterial routes to Belfast and the Ballyholme Village is within walking distance.

## Ground Floor

### Entrance Hall

External covered porch leading into the Entrance Hall with Laminate Wooden Floor & access to the Ground Floor W.C.

### Lounge (13' 2" x 12' 5")

Spacious front aspect Reception Room with Laminate Wooden Floor and a feature Cast Iron Fireplace which has been plumbed for a Gas Fire.

### Kitchen / Dining (19' 2" x 10' 1")

Modern Kitchen with a range of high & low level units with complimentary Laminate Worktops, a Stainless Steel Sink Unit & plumbed for a Washing Machine. The Kitchen opens to provide space for dining & is complete with Laminate Wooden Flooring. The Kitchen provides access to the understairs storage and also the Rear Garden via sliding doors.

### Sun Room (10' 7" x 9' 3")

Rear aspect Reception, with views over the garden, accessed via double doors from the Kitchen / Dining. Complete with laminate wooden flooring.

## First Floor

### Bedroom One (11' 11" x 10' 6") at widest point

Front aspect double Bedroom with Laminate Wooden Flooring and access to an Ensuite Shower Room.

### Ensuite Shower Room (9' 10" x 2' 11")

White three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a Shower Cubicle. Complete with Laminate Wooden Floor.

### Bedroom Two (11' 8" x 8' 5")

Rear aspect double Bedroom with Laminate Wooden Floor.

### Bedroom Three (8' 5" x 7' 11")

Rear aspect Bedroom with Laminate Wooden Flooring.

### Bathroom (8' 1" x 5' 5")

White three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and panel Bath with tile surround.

## Outside

### Front

To the front there is a garden laid in lawn & driveway provides off-road parking as well as access to the Rear Garden.

### Rear

Fence enclosed Garden primarily in raised Timber Decking.

